

# Manistee Township Zoning Ordinance

Amended June 14, 2018

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**ARTICLE 1**  
**TITLE, PURPOSES AND LEGAL CLAUSES**

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**101. Short Title.**

This Ordinance shall be known and may be cited as the Manistee Township Zoning Ordinance.

**102. Purposes.**

The purposes of this Ordinance are:

1. To promote the public health, safety and general welfare.
2. To encourage the use of lands in accordance with their character and capabilities and to limit the improper use of the land.
3. To conserve natural resources and energy.
4. To meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service and other uses of land.
5. To ensure that uses of land shall be situated in appropriate locations and relationships.
6. To avoid overcrowding of population.
7. To provide adequate light and air.
8. To lessen congestion on the public roads and streets.
9. To reduce hazards to life and property.
10. To facilitate adequate provisions for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements.
11. To conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and property.
12. To reasonably consider the character of each Land Use District, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building and population development.
13. To prevent economic and ecological damages due to unwise development within environmentally sensitive areas and to prevent the degradation of the shorelands.
14. To prevent unwise patterns of development.
15. To assure proper reclamation of mining sites and facilities relating to the production, processing and storage of oil and gas.

16. To create Land Use Districts which conform to the policies established in the Land Use & Development Component of the Manistee Township Master Plan.

**103. Legal Basis.**

This Ordinance is adopted under the authority granted to the Township by the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

**104. Effective Date**

Public hearing having been held herein, the provisions of this Ordinance are hereby given immediate effect upon passage by the Township Board pursuant to the provisions of the Michigan Zoning Enabling Act, Act 110 of the Public Acts of 2006 as amended.

Public Hearings: November 25, 2008

Township Planning Commission  
recommendation for approval: September 3, 2009

Township Board Adoption: December 10, 2009

Last Amended: June 14, 2018

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Planning Chairperson

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Township Supervisor

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Township Clerk

**105. Scope.**

No building or structure or part thereof, shall hereafter be erected, constructed, reconstructed or altered and no building, structure, or land, or part thereof, shall be used except in conformity with the provisions of this Ordinance. Any building or structure for which a building permit has been issued and the construction of the whole or a part of which has been started, or for which a contract or contracts have been entered into pursuant to a building permit issued prior to the effective date of this Ordinance, may be completed and used in accordance with the plans and application on which said building permit was granted.

**106. Vested Rights**

Nothing in this Ordinance shall be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, district, zoning classification or any permissible activities therein; and, they

are hereby declared to be subject to subsequent amendment, change or modification as may be necessary to the preservation, or protection of public health, safety and welfare.

### **107. Conflict with Other Laws.**

It is not intended by this Ordinance to repeal, annul, or in any way to impair or interfere with any existing provision of law or ordinance other than the above described Section 9806. of this Ordinance, or with any rules, regulations, or permits previously adopted or issued or which shall be adopted or issued pursuant to the law relating to the use of buildings or premises.

Provided, however, that where this Ordinance imposes a greater restriction than is required by existing Ordinance or by rules, regulations or permits, the provisions of this Ordinance shall control.

### **108. Codification**

This Ordinance is codified by use of articles and sections, and organized in the following manner. Section numbers and article numbers not used in this Ordinance, or skipped, are reserved for future use.

- A. Article 1-9 for introductory material for this Ordinance.
  - 1. Article 1 for basic legal clauses such as but not limited to title, citation, purposes, legal basis, effective date, explanation of scope and codification.
  - 2. Article 5 for definitions of words and uses which are used in this Ordinance.
- B. Article 10-19 for general regulations applicable to all of the land under jurisdiction of this Ordinance.
  - 1. Article 10 for general regulations which are applicable in all zoning districts. This article is further subset as follows:
    - a) Sections 1000-1009 for general provisions.
    - b) Sections 1010-1019 for water related environmental regulations.
    - c) Sections 1020-1029 for solid waste related environmental regulations.
    - d) Sections 1030-1039 for land and other environmental regulations.
    - e) Sections 1040-1049 for parcel and setback regulations.
    - f) Sections 1050-1059 for vehicle access, road and parking regulations.
    - g) Sections 1060-1069 for aesthetic (sign, viewshed, sex-oriented businesses) regulations.
    - h) Sections 1070-1079 for structure (not dwelling) regulations.
    - i) Sections 1080-1089 for dwelling and residential regulations.
    - j) Sections 1090-1099 for other special purpose general regulations which are not classified above.
  - 2. Article 12 for new and future development standards.
  - 3. Article 16 for standards for specific possible conditional and special uses.
  - 4. Article 18 for establishment of the zoning map and definition of zoning districts.
- C. Articles 20-79 for each zoning district, further organized as follows with articles 20-69 organized from least intense to most intense:
  - 1. Articles 20-29 for environmental, historic and other special zoning districts with each zoning district organized from least intense to most intense.
  - 2. Articles 30-39 for agricultural, forestry, rural and rural residential zoning districts with each zoning district organized from least intense to most intense.
  - 3. Articles 40-49 for residential zoning districts with each zoning district organized from least intense to most intense.

4. Articles 50-59 for commercial zoning districts with each zoning district organized from least intense to most intense.
  5. Articles 60-69 for industrial zoning districts with each zoning district organized from least intense to most intense.
  6. Articles 70-79 for overlay districts.
- D. Articles 80-89 for permit process and procedures.
1. Article 80 for nonconformities.
  2. Article 82 for administration of the Ordinance.
  3. Article 84 for permit procedures.
  4. Article 85 for conditional uses procedures.
  5. Article 86 for special uses procedures.
  6. Article 88 for planned unit development procedures.
- E. Articles 90-99 for Ordinance administration.
1. Article 94 for site plan review process.
  2. Article 96 for appeals board.
  3. Article 98 for Ordinance amendment, validity, enforcement and penalties.

**ARTICLE 5  
INTERPRETATIONS AND DEFINITIONS**

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**501. Interpretations.**

The following rules of construction apply to the text of this Ordinance:

1. The particular shall control the general.
2. In case of any difference of meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control.
3. The word "shall" is always mandatory and not discretionary. The word "may" is permissive.
4. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, (and the plural number shall include the singular) unless the context clearly indicates the contrary.
5. A "building" or "structure" includes any part thereof.
6. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," or "occupied for."
7. The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity, including units of government and agencies and departments thereof, unless otherwise exempted by law.
8. Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions, or events connected by the conjunction "and," "or," "either...or," the conjunction shall be interpreted as follows:
  - a. "And" indicates that all the connected items, conditions, provisions, or events shall apply.
  - b. "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
  - c. "Either...or" indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.
9. The terms "his" and "her" shall be used interchangeably and shall be considered to have the same meaning.
10. The word "lot" includes the word "plot," "tract" or "parcel."
11. The words "this Ordinance" means the text of this Ordinance as well as all maps, tables, graphics, schedules as included or attached as enacted or subsequently amended.
12. Any word or term not interpreted or defined by this Ordinance shall be used with a meaning of common or standard utilization. A dictionary may be consulted.

13. In computing a period of days, the first day is excluded and the last day is included. If the last day of any period is a Saturday, Sunday, or legal holiday, the period is extended to include the next day which is not a Saturday, Sunday, or legal holiday.

## **502. Definitions.**

**Abutting (lot or parcel):** A lot or parcel, which shares a common property line with the subject lot or parcel.

### **Accessory Structure:**

1. General: A supplementary building or structure on the same lot or parcel of land as the main building or buildings or part of the main building, the use of which is incidental or secondary to that of the main building or structure, but such use shall not include any building used for dwelling, residential or lodging purposes, or sleeping quarters for human beings, except as otherwise specifically allowed by this Ordinance. Accessory buildings and structures include, but are not limited to private garages, boathouses, storage sheds, playground equipment, sports courts, children's playhouses, doghouses or similar pet accommodations, fallout shelters, swimming pools, gazebos, barbecue pits and stoves, satellite receiving dishes, television and radio antennas and towers, parking lots, loading docks, signs and fences. Under no circumstances shall a septic system and tile field be considered an accessory structure.

2. High Risk Erosion Areas: A structure which is clearly subordinate or incidental to a principal structure or principal land use. Accessory structures include, but are not limited to tents, sheds, storage structures or recreational vehicles and travel trailers, which are clearly not permanent and are easily removed. Private garages, boathouses with permanent foundations and any other similar permanent or substantial structures shall be located landward of the minimum setback from the bluffline.

**Accessory Use:** A use which is clearly incidental to, customarily found in connection with, and (except in the case of accessory off-street parking spaces) located on the same zoning lot as the principal use to which it is related.

**Acreage:** Any tract or parcel of land, which has not been subdivided or plotted.

**Addition:** An extension or increase in floor area or height of a building or structure.

**Adult:** A person having arrived at the legal age of adulthood defined by the laws of the state of Michigan.

**Adult Entertainment Uses:** Any use of land, whether vacant or combined with structures or vehicles thereon which is devoted to displaying or exhibiting material for entertainment, a significant portion of which includes matter or actions depicting, describing, or presenting "Specified Sexual Activities" or "Specified Anatomical Areas." Adult entertainment uses shall include, but not be limited to, the following:

1. **Adult Book Store:** A use which has a display containing books, magazines, periodicals, newspapers, slides, pictures, cassettes, videotapes, videodiscs, motion picture films, or other printed, recorded, or electronic material which has as a significant portion of its content or exhibit matter or actions depicting, describing, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" or an establishment with a substantial segment or section devoted to the sale or display of such material. Retail establishments which display, sell, distribute, provide, or rent such material within an enclosed area not greater than five (5) percent of the total usable retail space, which is limited to persons eighteen (18) years of age or older, shall not be included in this definition. "Usable Retail Space" is defined as that area used for or intended

to be used for the sale of merchandise or services, or for use to serve patrons, clients, or customers. The portion of the floor area which is used or intended to be used principally for the storage or processing of merchandise, hallways, or for utilities or sanitary facilities shall be excluded from the computation of "Usable Retail Space."

2. **Adult Cabaret:** A nightclub, theater, or other establishment which features live performances by one or more topless and/or bottomless dancers, "go-go" dancers, exotic dancers, strippers, or similar entertainers, wait staff, or other persons, where a significant portion of such performances show, depict, or describe "Specified Sexual Activities" or "Specified Anatomical Areas."
3. **Adult Mini-Motion Picture Theater:** An enclosed building with a capacity for fewer than fifty (50) persons used for presenting motion picture films, video cassettes or tapes, cable television, or other visual display depicting, describing, or presenting "Specified Sexual Activities" or "Specified Anatomical Areas."
4. **Adult Model Studio:** Any place where, for any form of consideration or gratuity, figure models who display "Specified Anatomical Areas" are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such considerations or gratuities, except that this provision shall not apply to any bona fide art school or similar educational institution.
5. **Adult Motel:** A motel wherein matter, actions, or other displays are presented which contain a significant portion depicting, describing, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas."
6. **Adult Motion Picture Arcade:** Any place to which the public is permitted or invited wherein coin or slug operated or electronically or mechanically controlled still or motion picture machines, projectors, video machines, or other image producing devices are maintained to show images to five (5) or fewer persons per machine at any one time, and where a significant portion of images so displayed depict, describe, or relate to "Specified Sexual Activities" or "Specified Anatomical Areas."
7. **Adult Motion Picture Theater:** An enclosed building with a capacity of fifty (50) or more persons used for presenting motion picture films, videotapes or cassettes, cable television, or other visual display depicting or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" for observation by patrons therein.
8. **Adult Novelty Business:** Any establishment which offers for sale devices, which stimulate human genitals or devices designed for sexual stimulation.
9. **Adult Personal Service Establishment:** Any business, agency, or service which arranges, solicits, or provides for the benefit of its customers or clients, escorts, dates, models, unlicensed therapists, companions, or entertainers, either on or off the premises, for the purpose of engaging in "Specified Sexual Activities" or "Specified Acts of Violence," or displaying "Specified Anatomical Areas" as defined herein. These establishments include, but are not limited to: escort services, exotic rubs, modeling, body painting studios, wrestling studios, baths, and theatrical performances.
10. **Adult Physical Culture Establishment:** Any establishment, club, or business by whatever name designated, which provides, offers, or advertises, or is equipped or arranged so as to

provide as part of its services, either on or off the premises, massages, body rubs, physical stimulation, baths, or other similar treatment by any person. The following uses shall not be included within the definition of an adult physical culture establishment:

- a. Establishments which routinely provide such services by a licensed physician, a licensed chiropractor, a licensed osteopath, a licensed or certified physical or massage therapist, a licensed practical nurse, or any other similarly licensed medical professional;
  - b. Electrolysis treatment by a licensed operator of electrolysis equipment;
  - c. Continuing instruction in martial or performing arts or in organized athletic activities;
  - d. Hospitals, nursing homes, medical clinics, or medical offices; and,
  - e. Barber shops or beauty parlors, health spas and/or salons which offer massage to the scalp, face, neck, or shoulders only.
11. **Adult Sexual Encounter Center:** Any business, agency, or person who, for any form of consideration or gratuity, provides a place where three or more persons, not all members of the same family may congregate, assemble, or associate for the purpose of engaging in "Specified Sexual Activities" or exposing "Specified Anatomical Areas."
12. **Restricted Adult Business:** Any of the defined adult entertainment uses, which are not customarily open to the public generally, but only to one or more classes of the public, excluding any minor by reason of age.

**Adult Foster Care Facility:** A governmental or non-governmental establishment that provides foster care to more than six (6) adults. This includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically handicapped who require supervision on an ongoing basis but who do not require continuous nursing care. "Adult Foster Care Facility" does not include nursing homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation centers, or residential centers for persons released from or assigned to a correctional facility.

**Adult Foster Care Family Home:** A private residence with the approved capacity to receive six (6) or fewer adults to be provided with foster care for five (5) or more days a week and for two (2) or more consecutive weeks. The adult foster care family home licensee must be a member of the household and an occupant of the residence.

**Agricultural Equipment Sales and Service:** An establishment for the repair or sale of equipment or machinery directly associated with the operation of a farm.

**Agricultural Operation:** A condition or activity which occurs on a farm in connection with the commercial production of farm products, including, but not limited to, marketing of produce at roadside stands or farm markets; related noise, odors, dust and fumes; operation of machinery and irrigation pumps; ground and aerial seeding and spraying; the application of chemical fertilizers, conditioners, insecticides, pesticides, and herbicides; and the employment and use of labor. Unless specific reference is made to "crop production," the term "Agricultural Operation" includes both operations related to crop production, as well as animal husbandry, poultry production, aquaculture, cervidae, bee production, or other agricultural activities related to raising of animals.

**Agricultural Storage Facility:** A building or structure or part of a building or structure used for the storage of agricultural products to be later sold or distributed for use by other than the person producing the products. This definition shall include commercial grain elevator facilities but shall not include on-site storage facilities for individual farming operations.

**Airport:** Manistee County Blacker Airport and all appurtenances used or acquired for airport buildings or other airport facilities, and all other appurtenant rights-of-way or other interests either heretofore or hereafter established.

**Airport Hazard Area:** An area consisting of all the lands within Manistee Township lying beneath the approach, transitional, 149 feet horizontal, conical and 500 feet horizontal surfaces, and being located within a circle having a radius extending horizontally six point thirty-two (6.32) miles from the established center of the usable landing area of the airport.

**Airport Hazard:** Any building, structure or tree within the Airport Hazard Area which exceeds the height limitations established by this Ordinance, or any use of land or of appurtenances thereto within the Airport Hazard Area which interferes with the safe use of the airport by aircraft.

**Airport, Landing Field:** A place where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various temporary accommodations for passengers.

**Alteration:** Any change, addition or modification in construction or type of occupancy; any change in the structural members of a building, such as walls or partitions, columns, beams or girders; any change in the dimensions or configuration of the roof, exterior walls or foundation, or any change which may be referred to herein as altered or reconstructed.

**Animals, Exotic:** For the purposes of this Ordinance, exotic animals shall be considered to be all animals except those described herein as household pets or livestock.

**Animals, Farm:** See Livestock

**Animals, Household Pet:** An animal kept at home for companionship, interest or amusement. This definition includes domesticated dogs, cats, birds, rabbits, ferrets, guinea pigs, hamsters, reptiles in numbers less than that used in defining a kennel or boarding operation.

**Apartment:** See Dwelling Unit.

**Apartment House:** See Dwelling, Multiple-family.

**Auction Sales Establishment:** A place where objects of art, furniture, or other goods are offered for sale to persons who bid on the object in competition with each other.

**Automobile Sales, Storage:** See Vehicle Sales, Storage

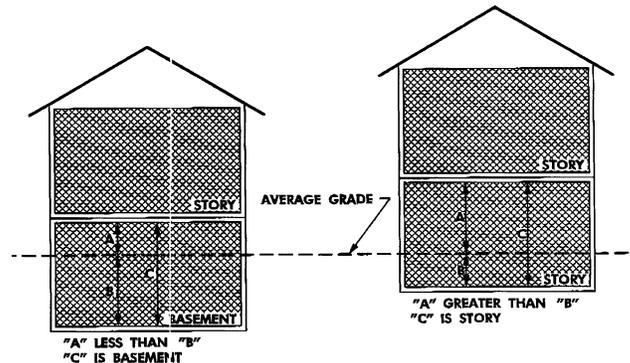
**Automobile Filling Station:** See Vehicle Filling Station

**Automobile Filling Station, Accessory Retail Use:** See Vehicle Filling Station

**Automobile Service and Repair Facility:** See Vehicle Service and Repair

**Basement:** That portion of a building which is partly or wholly below grade but so located that the average vertical distance from the grade to the floor is greater than the average vertical distance from the grade to the ceiling; provided, however, that if the average vertical distance from the average grade to the ceiling is six and one-half (6.5) feet or more, such basement shall be considered as a story. Refer to illustration 1.

**Illustration 1. Basement and Story.**



**Bedroom:** A private room planned and intended for sleeping, separated from other rooms by a door, and accessible to a bathroom. Bedrooms shall meet all current Building code requirements.

**Bed and Breakfast Lodgings:** A structure which was constructed for, and is used as, a single-family residence and is occupied by the owner but which may be used as temporary lodging for travelers/guests. Bedrooms are rented on a nightly basis, with breakfast, as regulated and limited by the State, included in the price of the room subject to the limitations outlined in the Ordinance.

**Berm:** A mound of earth, a minimum of eighteen (18") inches in height, graded, shaped and improved with sod or landscaping to provide a visual and/or noise screen and a transition between differing uses.

**Block:** The platted lots or property abutting one (1) side of a street and lying between the two (2) nearest intersecting streets, (crossing or terminating) or between the nearest such street and railroad right-of-way, unsub divided acreage, lake, river, or live stream; or between any of the foregoing and any other barrier to the continuity of development, or corporate boundary lines of the township.

**Bluffline:** The line which is the edge or crest of the elevated segment of the shoreline above the beach adjoining Lake Michigan, which normally has a precipitous front inclining steeply (greater than 10 percent) on the lakeward side. Where there is no precipitous front indicating the bluffline, the line of permanent tree growth or the location of the bluffline on adjacent properties may be considered as indications of the location of the bluffline.

**Boathouse:** Any structure or building designed or used for the temporary or permanent storage of a boat for private use and located on the water's edge. A boathouse shall not exceed 18 feet in height from average grade to its peak. (See Grade)

**Bulk Storage Facility:** One or a series of tanks, buildings or other storage facilities of whatever type, including all related pumps, machinery, buildings, equipment and other appurtenances associated therewith,

whether above or below ground or partially above ground and partially below ground, used or designed for use for the storage, distribution and/or transportation of oil, gas or other liquid or gaseous hydrocarbon products, including propane gas, extracted from an oil or gas well and whether or not the same has been treated, sweetened or otherwise refined. A bulk storage facility shall not include storage facilities located at retail gasoline stations, airport fuel storage facilities, fuel oil storage facilities located at a residential dwelling or any other facility with a maximum storage capacity of 500 gallons or less.

**Board:** The Manistee Township Board.

**Boarding House:** A dwelling where meals, or lodging and meals, are provided for compensation and where one (1) or more rooms are occupied by persons by pre-arrangement for definite periods of not less than one (1) month. A boarding house is to be distinguished from a hotel, motel, bed and breakfast establishment, or a convalescent, nursing, or group home.

**Buffer Zone:** See Greenbelt.

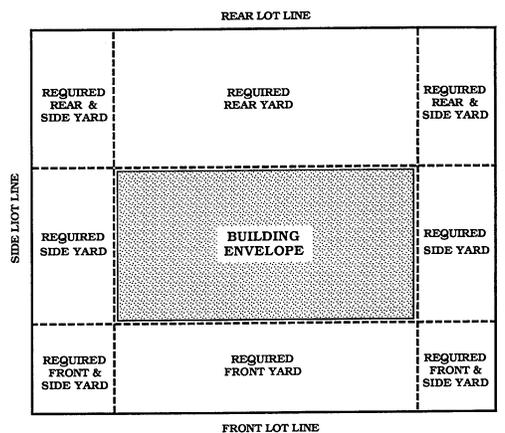
**Buildable Area:** See Building Envelope.

**Building:** Any structure, either temporary or permanent, above or below ground, which is used for the purpose of, or capable of supporting, housing, sheltering, storing, or enclosing persons, animals, or personal property, or carrying on business activities. This definition includes, but is not limited to: patios, decks, fences, sheds, garages, greenhouses situated on private property and used for the purposes of a building, and other principal or accessory structures. This shall not include buildings of less than six (6) square feet, such as a doghouse.

**Building Contractor's Yard:** An establishment for the storing of tools and materials used in the construction trades.

**Building Envelope:** The space remaining after compliance with the minimum required setbacks and the minimum open space requirements of this Ordinance. Refer to illustration 2.

**Illustration 2. Building Envelope.**



**Building Front:** The side of a principal building upon which the address is determined.

**Building Height:** The vertical distance measured from the finished grade at the front of the building to the highest point of the roof (excluding chimneys and other structures defined in Section 1073. of this Ordinance). Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the front building wall.

**Building Line:** A line established, in general, parallel to the front street right-of-way line at the minimum front yard setback distance. For the purposes of this Ordinance, a minimum building line shall be the same as a front setback line.

**Building Permit:** An authorization issued by the State of Michigan to move, erect or alter a structure within the Township.

**Building Site:** A lot, parcel of land, or combination or portion of the two, which is used for the construction of a single principal structure.

**Cabin:** Any building, tent or similar structure which is maintained, offered, or used for dwelling or sleeping quarters for transients, or for temporary residence, but shall not include what are commonly designated as hotels, motels, lodging houses or tourist homes.

**Cabin Court or Cabin Park:** Any tract or parcel of land on which two or more cabins as herein defined, are maintained, offered or used for dwelling or sleeping quarters, for transients.

**Campground:** A parcel or tract of land under the control of a person on which sites are offered for use by the public or members of an organization either free of charge or for a fee, for the establishment of five or more temporary living quarters or temporary dwellings used for recreational purposes.

**Caretaker:** Any person who is responsible for the safekeeping of a property. This may be the owner, manager, or any person designated by the owner, manager or court.

**Carport:** A partially open structure, intended to shelter one or more vehicles.

**Car wash:** Any building or premises or portions thereof regularly used for washing vehicles.

**Casino:** A permanent room or rooms in which legal gambling is conducted.

**Cellar:** A cellar is that portion of a building partly below the average grade and so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling, with a ceiling height of less than six and one-half (6.5') feet.

**Cemetery:** Property, including crematories, mausoleums, and/or columbariums, used or intended to be used solely for the perpetual interment of deceased human beings or their cremated remains.

**Cemetery, Pet:** Property, including crematories, mausoleums, and/or columbariums, used or intended to be used solely for the perpetual interment of deceased household animals or their cremated remains.

**Central Production Facility:** One or a series of tanks, heater treaters, and/or other equipment of whatever type used or designed for processing or treating the natural hydrocarbon products extracted from an oil or gas well, or the later products thereof but which does not involve the removal of sulfur or other impurities from natural gas unless the operation is designed to remove small quantities of sulfur by use of a sponge

scrubber or similar type equipment. A central production facility shall not include a facility which is both located at a wellhead and designed to service only that oil or gas well.

**Certificate of Occupancy:** A document issued by the State of Michigan allowing the occupancy or use of a building and certifying that the structure or use has been constructed and will be used in compliance with all the applicable codes and ordinances.

**Change of Use:** Any use of a building, structure or parcel of land, or portion thereof which is different from the previous use in the way it is classified in this Ordinance or in the State Building Code, as amended.

**Child Care Center:** See Day Care Center.

**Churches, Synagogues, Temples and other places of worship:** A building primarily designed and constructed for organized religious services, maintained and controlled by a religious body organized to sustain public worship, together with all accessory structures and uses customarily associated with such primary purpose.

**Clinic:** An establishment where human patients are admitted for examinations and treatment on an outpatient basis by one or more physicians, dentists other medical personnel, psychologists, or social workers and where patients are not usually lodged overnight.

**Clinic, Veterinary:** An establishment where non-human animal patients are admitted for examinations and treatment on an outpatient basis by one or more veterinarians and where patients may or may not be usually lodged overnight.

**Club:** See Recreation Facility, Private

**Commission:** The Manistee Township Planning Commission.

**Common Elements:** Portions of a condominium project other than condominium units, as described in the condominium master deed as required by State law.

**Common Open Space:** Land within or related to a development, not individually owned or publicly dedicated, that is designed and intended for the common use or enjoyment of the residents and their guests, including such improvements as necessary.

**Communication Tower:** See Wireless Communication Support Facility (WCSF).

**Composting Facilities:** A facility dealing with the controlled process of degrading organic matter.

**Comprehensive Plan:** The statement of policy by the Commission relative to the agreed upon and officially adopted guidelines for a desirable physical pattern for future community development. The plan consists of a series of maps, charts and written material representing in summary form the soundest concept for community growth to occur in an orderly, attractive, economical and efficient manner thereby creating the very best community living conditions, and includes any unit or part of such plan, and any amendment of such plan or parts thereof. (Also referred to as Master Plan.)

**Condominium Documents:** All those documents required by the Michigan Condominium Act and its amendments to be recorded with a county register of deeds.

**Condominium Project:** A plan or project consisting of not less than two condominium units established and approved in conformance with the provisions of the Michigan Condominium Act, PA 59 of 1978, MCL 559.101 et seq.

**Condominium Subdivision:** A division of land on the basis of condominium ownership, which is not subject to the provisions of the Land Division Act, 1996 PA 591, also known as a site condominium.

**Condominium Subdivision Plan:** The drawings and information required by the Michigan Condominium Act and its amendments to be recorded with a county register of deeds. For the purpose of this Ordinance, a condominium subdivision plan shall be equivalent to the term “condominium documents” as applied to a condominium subdivision.

**Condominium Unit:** That portion of a condominium project which is designed and intended for separate ownership and use, as described in the master deed, regardless of whether it is intended for residential, office, industrial, business, recreational, use as a time-share unit, or any other type of use.

**Congregate Care Facility:** See Housing for the Elderly.

**Convalescent Homes:** A facility that provides, on a regular basis, personal care, including dressing and eating and health related care and services, to individuals who require such assistance but who do not require the degree of care and treatment that a hospital or skilled nursing center provides.

**Corral:** A pen or enclosure for confining animals or livestock, but not a grazing area.

**Crop Production:** A condition or activity which occurs on a farm in connection with the commercial production of crops, including oilseed and grain farming, vegetable and melon farming, fruit and tree nut farming, greenhouse, nursery and floricultural production, and other crop farming. The term “crop production” does not include farm markets, roadside stands, animal husbandry, poultry production, aquaculture, cervidae, bee production, or other agricultural activities related to raising of animals.

**Cul-de-sac Street:** A street terminated on one end with a turning radius.

**Day Care Center:** A facility, other than a private residence, receiving one or more preschool or school age children for care for periods of less than twenty-four (24) hours a day, and where the parents or guardians are not immediately available to the child. A day care center includes a facility which provides care for not less than two (2) consecutive weeks, regardless of the number of hours of care per day. Such a facility is also referred to as a day nursery, nursery school, child care center, parent cooperative preschool, playgroup, or drop-in center. A day care center does not include any of the following:

1. A Sunday school, a vacation bible school, or a religious instructional class that is conducted by a religious organization where children are in attendance for not greater than three (3) hours per day for an indefinite period, or not greater than eight (8) hours per day for a period not to exceed four (4) weeks during a calendar year.
2. A facility operated by a religious organization where children are cared for not greater than three (3) hours while persons responsible for the children are attending religious services.
3. A program that is primarily supervised, school-age-child-focused training in a specific subject, including, but not limited to, dancing, drama, music, or religion. This exclusion applies only to the time a child is involved in supervised, school-age-child-focused training.

4. A program that is primarily an incident of group athletic or social activities for school-age children sponsored by or under the supervision of an organized club or hobby group, including, but not limited to, youth clubs, scouting, and school-age recreational or supplementary education programs. This exclusion applies only to the time the school-age child is engaged in the group athletic or social activities and if the school-age child can come and go at will.

**Day Care, Family Home:** A private home in which six (6) or fewer minor children are received for care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Family day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year.

**Day Care, Group Home:** A private home in which more than six (6) but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Group day care home includes a home in which care is given to an unrelated minor child for more than four (4) weeks during a calendar year.

**Deck:** A structure abutting a dwelling with no solid roof or walls, which is constructed on piers or a foundation above-grade for use as an outdoor living area.

**Density:** The number of dwelling units situated on or to be developed on a net acre (or smaller unit) of land, which shall be calculated by taking the total gross acreage and subtracting the area in rights-of-way for streets and roads, unless otherwise specified in this ordinance.

**Development:** The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land.

**Direct Access:** Access not requiring trespass over adjacent property.

**Display:** As used in connection with Adult Entertainment Use, the word display shall mean any single motion or still picture, presentation, dance or exhibition, live act, or collection of visual materials such as books, films, slides, periodicals, pictures, video cassettes, or any other printed or recorded matter which is open to view or available to the general population whether for free or otherwise.

**District:** A portion of the Township within which certain uses of land and buildings are permitted and within which certain regulations and requirements apply under the provisions of this Ordinance. Also known as a zone or zoning district.

**Drive-in Establishment:** An establishment which by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles.

**Driveway:** A means of access for vehicles from a public or private street or alley across a lot or parcel to a parking or loading area, garage, dwelling or other structure or area on the same lot, that is located and constructed in accordance with the requirements of this Ordinance.

**Dwelling:** A building or a portion thereof which is occupied as the home, residence or sleeping place of one or more human beings, either permanently or as transients. In no case shall a travel trailer, recreational vehicle,

vehicle chassis or tent be considered a dwelling. In the case where a building is occupied in part as a dwelling unit, the part so occupied shall comply with the provisions relative to dwellings.

1. **Dwelling, Attached:** A one-family dwelling attached to two (2) or more one-family dwellings by common vertical walls.
2. **Dwelling, Detached:** A dwelling which is not attached to any other dwelling by any means.
3. **Dwelling, Multiple-Family:** A building containing three (3) or more dwelling units designed for residential use where each unit may have access to common hallways, stairs, and elevators, or in a low-rise building, where each unit may have individual access to a street or common courtyard.
4. **Dwelling, Single-Family:** A building designed, arranged or occupied as a dwelling unit for one family only.
5. **Dwelling, Semi-Detached:** A one-family dwelling attached to one other one-family dwelling by a common vertical wall, and each dwelling located on a separate lot. The semi-detached dwelling is part of a two-family structure with the dwelling units side-by-side as opposed to one on top of the other.
6. **Dwelling, Townhouse:** A one-family dwelling in a row of two (2) but no more than four (4) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls.
7. **Dwelling, Two-Family:** A structure on a single lot containing two (2) dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units. (Also known as the term “duplex”.)

**Dwelling Unit:** A room or rooms within a dwelling connected together, constituting separate independent living quarters for one household, physically separated from any other rooms or dwelling units and containing permanent provisions for its own independent bathroom, sleeping and kitchen facilities.

1. **Dwelling Unit, Efficiency:** A dwelling unit consisting of not more than one habitable room together with kitchen or kitchenette and sanitary facilities.
2. **Dwelling Unit, Manufactured:** A dwelling unit which is substantially built, constructed, assembled, and finished off the premises upon which it is intended to be located. Refer to definitions of Manufactured Home and Mobile Home.
3. **Dwelling Unit, Site Built:** A dwelling unit which is substantially built, constructed, assembled, and finished on the premises which are intended to serve as its final location. Site built dwelling units shall include dwelling units constructed of pre-cut materials and panelized wall, roof and floor sections when such sections require substantial assembly and finishing on the premises which are intended to serve as its final location.

**Easement:** A grant by one person to another person or the public of rights to use or occupy property belonging to the person or the rights to use or occupy property reserved by a person in a conveyance of the property to another person.

**Environmental Impact Statement:** Statement and/or drawings and studies detailing the change to a parcel of land or its environment by a particular use of that land.

**Erected:** Includes built, constructed, reconstructed, moved upon, or any physical operations on the premises required for the building. Excavations, fill, drainage, and the like, shall be considered a part of erection when done in conjunction with a structure.

**Erosion Control Device:** Any structural or physical method used to control shoreland erosion processes. Erosion control devices include, but are not limited to, structures such as groines, seawalls, revetments or beachwalls and may include any type of beach nourishment by filing approved by the Zoning Administrator.

**Essential Services:** The erection, construction, alteration, or maintenance by public utilities, private companies or municipal departments of underground, surface or overhead gas, communication, cable, internet, telephone, electrical, steam, fuel or water transmission or distribution systems, collections, supply, or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar accessories in connection therewith which are necessary for the furnishing of adequate service by such utilities, companies or municipal departments for the general public health, safety, convenience, or welfare, but **not** including towers, office buildings, substations, or structures which are enclosures or shelters for service equipment, or maintenance depots. (Refer to Public Utility Facilities.) Nothing in this Ordinance shall relieve the provider of essential services that are located in a public street or highway in the Township from the obligation for obtaining a franchise from the Township.

**Establishment:** Any business or enterprise, which utilizes any building, structure, premises, parcel, place, or area.

**Existing Building:** A building existing in whole or whose foundations are complete, and whose construction is being diligently pursued on the effective date of this Ordinance or any subsequent amendment hereto.

**Excavation:** Any breaking of ground, except common household gardening, general farming and ground care.

**Family:** A group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit and having an intentionally structured relationship providing organization and stability, distinguished from a group occupying a boarding house, lodging house, dormitory, club, fraternity/sorority or hotel/motel.

**Farm:** All of the contiguous neighboring or associated land operated as a single unit on which agricultural operations are carried on directly by the owner operator, manager or tenant farmer, by his own labor or with the assistance of members of his household or hired employees. Farms may be considered as including cultivating of soil; growing and harvesting of any agriculture, horticulture or floriculture commodity; dairying; raising of livestock, bees, fish, fur-bearing animals or poultry; turf and tree farming; and performing any practices on a farm as an incident to, or in conjunction with these farming operations. Commercial storage, processing, distribution, marketing, or shipping operations shall not be considered part of the farming operation. No agricultural operation shall be operated for the disposal of garbage, sewage, rubbish, offal or rendering plants, or for the slaughtering of animals except such animals as have been maintained on the premises thereto for the use and consumption by persons residing on the premises. Unless specific reference is made to "crop production," the term "farm" includes crop production, as well as animal husbandry, poultry production, aquaculture, cervidae, bee production, or other agricultural activities related to raising of animals."

**Farm Buildings:** Any building or structure other than a dwelling, moved upon, maintained, used or erected on a farm which is essential to and customarily used on farms of that type for the pursuit of their agricultural operations.

**Farm Market:** A temporary or permanent structure for the display and sale of farm products for a period of time exceeding 10 days per month for a period exceeding three (3) months.

**Farm Operation:** See Agricultural Operation.

**Farm Pond or Fish Pond:** A water impoundment made by constructing a dam or embankment, or by excavating a pit or dugout to provide water for livestock, fish and wildlife, landscaping, recreation or swimming, crop and orchard spraying and related uses.

**Farm Product:** Those plants, products or animals useful to human beings including, but not limited to, forages and sod crops, grains and feed crops, dairy and dairy products, poultry and poultry products, livestock, including breeding and grazing, fruits, vegetables, flowers, seeds, grasses, trees, fish, apiaries, equine, and other similar products, or any other product which incorporates the above.

**Feedlot:** Any facility or enclosed area where farm animals are fed and maintained for more than four (4) hours out of twenty-four (24) hours at a density greater than four (4) heads per acre for cattle and horses, ten (10) heads per acre for smaller animals, or more than thirty (30) fowl per acre.

**Fence:** A structure made of wood, posts, and/or wire, erected to enclose an area or act as a barrier.

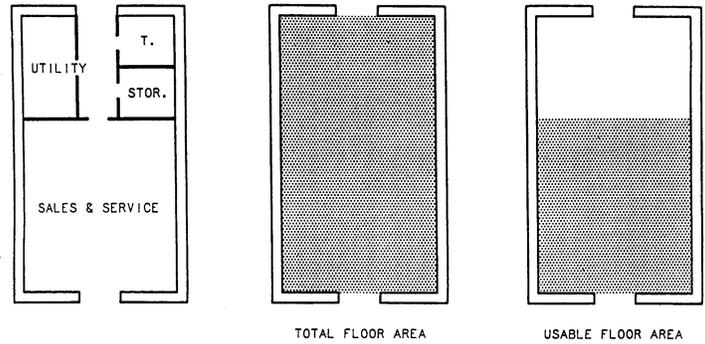
**Fence, Decorative:** An open or semi-open fence, ornamental in nature, not intended to provide a permanent barrier to passage or for screening.

**Filling:** The depositing or dumping of any matter into or onto the ground.

**Floor Area, Gross:** Area measured to the exterior face of exterior walls and to the centerline of interior partitions; plus, similarly measured, that area of all other stories having more than six and one-half (6.5') feet of headroom which may be made usable for human habitation; but excluding the floor area of cellars, attics, garages, breezeways, porches and accessory buildings.

**Floor Area, Usable:** For the purpose of computing parking, that area used for, or intended to be used for, the sale of merchandise or services, or to serve patrons, clients, or customers. For the purposes of computing parking need, accessory floor area which is used, or intended to be used, principally for the storage or processing of merchandise, hallways, utility, and sanitary facilities, dance floors, stages, or other areas that do not generate any additional parking demand beyond that required for the primary use shall be excluded from this computation of "Usable Floor Area." Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls. Refer to illustration 3.

**Illustration 3. Usable Floor Area.**



**Footing:** That portion of the foundation of a structure, which spreads and transmits loads directly to the soil or the pilings.

**Forestry:** The use of land for the management and harvesting of trees from their natural setting for purposes of producing lumber, pulp or firewood.

**Front Building Face Area:** The facade of the building facing the front line calculated as its width multiplied by the building height.

**Frontage:** See Lot Frontage.

**Funeral Home:** A building used for the preparation of the deceased for burial and the display of the deceased and rituals connected therewith before burial or cremation.

**Funneling:** Funneling is defined as the use of a waterfront property, parcel or lot as common open space for waterfront access for a larger development located away from the waterfront. More particularly, funneling includes, but is not limited to, the use of a waterfront property, parcel or lot for waterfront access by the owners, lessees, or licensees (or by members of the family or occasional guests of any such persons) of any of the following types of property and who are not also the owners, lessees or licensees (or members of the family or occasional guests of any such persons) of the subject waterfront property, parcel or lot:

1. Waterfront property under a separate legal description on the County Tax Roll or property accrued under separate deed on file with the County Register of Deeds, as of the effective date of this ordinance.
2. Non-riparian property as of the effective date of this ordinance.
3. Properties separated from shoreline properties by a public road.

**Garage, Private:** Any building or part thereof, accessory or otherwise, for storage of motor vehicles, or trailer coaches, or recreational vehicles, where no servicing or storage for a fee is conducted. For the purposes of private garages, an attached garage shall share a common wall with the principal structure or is connected by enclosed living space that is a minimum of eight (8) feet wide.

**Garage, Public/Commercial:** Any building, other than a private garage, or garage operated by a municipality, used for storage, repair, greasing, washing, rental, sales, servicing, adjusting, or equipping of

automobiles, cars, motor driven vehicles, trailers, trailer coaches, or recreational vehicles, for remuneration, hire, or sale or where any such vehicle or engine may be fueled, repaired, rebuilt, or reconstructed, and including undercoating, or over-all painting when conducted in an enclosed booth.

**Golf Course:** A tract of land laid out for at least nine holes for playing the game of golf and improved with tees, greens, fairways, and hazards and that may include a clubhouse and shelter.

**Governmental Agency:** Any department, commission, independent agency, or instrumentality of the United States, of a state, county, incorporated or unincorporated municipality, township, authority, district, or governmental unit.

**Grade:** The ground elevation established for the purpose of regulating the number of stories and the height of the building. The building grade shall be the level of the ground adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the grade on each face of the building and then averaging the elevation of the grade so determined.

**Greenbelt:** A strip of land of definite width and location reserved for plant material, berms, walls, or fencing to serve as a visual and/or sound barrier between properties, often between abutting properties of differing intensity or density.

**Greenhouse:** A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants for subsequent sale. May include associated lands and vegetation grown thereon.

**High Risk Erosion Area:** An area designated as a high risk area due to shoreland erosion by the Department of Natural Resources pursuant to the Shorelands Protection and Management Act, Public Act 245 of 1970 as amended.

**Highway:** A roadway, street or thoroughfare, public or private, contained within the limits of a right-of-way dedicated or maintained for the operation of vehicular traffic.

**Home and Garden Centers:** See Landscaping / Home and Garden Center.

**Home for the Aged:** See Housing for the Elderly.

**Home Occupation:** Any non-residential use conducted within an owner-occupied dwelling or accessory building and carried on only by the inhabitants thereof or by one additional person from outside the household and which use is clearly incidental and secondary to the use of the subject site as a single family residence.

**Hospital:** An institution or place where sick or injured in-patients are given medical or surgical care at either public or private expense, and operating under license from the State of Michigan.

**Household:** All persons who occupy a house, an apartment, a group of rooms, or a single room occupied as separate living quarters, regardless of their relationship to one another.

**Housing for the Elderly:** A building or group of buildings containing dwellings where occupancy is restricted to persons sixty-two (62) years of age or older, or couples where either spouse is sixty-two (62) years of age or older. This does not include a foster care home, nursing home, or convalescent home.

**Impervious Surface:** Any material that substantially reduces or prevents the infiltration of stormwater into land.

**Incinerator:** A device used to burn waste substances and in which all the combustion factors – temperature, retention time, turbulence, and combustion air – can be controlled.

**Industrial Building:** A building or structure housing a manufacturing, assembly, chemical, or processing operation or transportation facilities.

**Institutional Building:** A building occupied by a municipal or non-profit corporation and open to the public.

**Industrial Park:** A planned industrial development on a tract of land containing an internal road network suitable for trucks and employee traffic and adequate utilities, including a sufficient water supply, sanitary and storm sewers, and electric and natural gas lines.

**Inn:** A structure originally constructed for residential purposes and used as temporary lodging and meals for travelers/guests where bedrooms are rented on a nightly basis and managed either by an owner/occupant or resident manager subject to the limitations outlined in this Ordinance. Meals may or may not be included in the price of the room.

**Junk Yard or Salvage Yard:** Includes vehicle wrecking yards and any area of more than two hundred (200) square feet for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition, or abandonment of motorized vehicles, or machinery or parts thereof, but does not include uses established entirely within enclosed buildings.

**Kennel, Private:** Any lot or premises on which more than six (6) dogs or cats or other household pets, six (6) months old or over, that are owned by the resident, are kept.

**Kennel, Commercial or Boarding:** Any lot or premises on which six (6) or more dogs or cats or other household pets, six (6) months old or over, are kept either temporarily or permanently for sale, boarding, breeding, training, competition, or showing.

**Landfill:** Any premises used primarily for disposal of solid waste and that is licensed as such by the State of Michigan.

**Landscaped:** (1) An expanse of natural scenery; (2) Lawns, trees, plants, including existing vegetation, and other natural materials such as rocks and wood chips.

**Landscaping/Home and Garden Center:** A commercial sales establishment selling landscaping materials, home improvement materials and tools and related accessories.

**Land Use Permit:** A standard form issued by the Manistee Township Zoning Administrator or his agent upon application by an owner or his agent, for the proposed construction of a building or structure and/or the use of land in compliance with the provisions of this Ordinance.

**Large Solar Energy System:** An area of land containing energy facilities intended to be used to convert solar energy to electric or any other energy to be used off site, and includes all solar panels, arrays, mounting and tracking systems, inverters, transformers, batteries and related and appurtenant structures and facilities, such as access roads, driveways and fencing. The term includes but is not limited to photovoltaic power systems, solar thermal systems and solar hot water systems.

**Library:** An establishment which lends reading material, music, video, and related products to the public and which may also provide related services and part-time social activities.

**Limited Common Elements:** Portions of the common elements reserved in the condominium master deed for the exclusive use of less than all of the co-owners.

**Livestock:** Domesticated animals, such as cattle, horses, sheep, hogs, chickens, geese, or goats raised and/or boarded for home use or for profit.

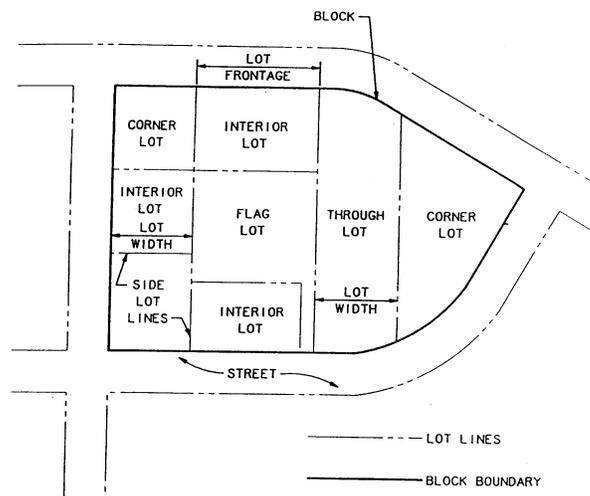
**Loading Space:** An off-street space on the same lot with a building or group of buildings, for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

**Lot:** Land occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings, together with such yards and open spaces as are required under the provisions of this Ordinance. A lot may or may not be included in a plat filed under the Land Division Act or its predecessor acts. Refer to illustration 4.

1. **Lot, Corner:** A lot located at the intersection of two (2) streets or a lot bounded on two (2) sides by a curving street, and any two (2) corners of which form an angle of one hundred thirty-five (135) degrees or less. Each yard must also comply with the front set back.
2. **Lot, Flag:** A lot not meeting minimum frontage requirements and where access to the public road is by a narrow, private right-of-way or driveway. For determining Lot Width of a Flag Lot, the narrow, private road or driveway may be excluded.
3. **Lot, Interior:** Any lot other than a corner lot.
4. **Lot, Through:** Any interior lot having frontage on two (2) more or less parallel streets as distinguished from a corner lot. In the case of a row of through lots, all yards of said lots adjacent to streets shall be considered frontage, and front yard setbacks shall be provided as required.

5. **Lot, Width:** The horizontal distance between the side lot lines, measured at the two points where the building line, or setback, intersects the side lot line. For irregular shaped lots, Lot Width may be determined by the Z.A. to be the average width of the lot over its entire length by the formula: Lot Width at the Front Lot Line plus Lot Width at the Rear Lot Line divided by 2.
6. **Lot, Zoning:** A single tract of land, located within a single block which, at the time of filing for a building permit, is designated by its owner or developed as a tract to be used, developed, or built upon as a unit, under single ownership or control. A zoning lot shall satisfy this Ordinance with respect to area, size, dimensions and frontage as required in the district in which the zoning lot is located. A zoning lot, therefore, may not coincide with a lot of record as filed with the Manistee County Register of Deeds, but may include one (1) or more lots of record.

**Illustration 4. Lot Types.**



**Lot Area:** The total lot area as deeded.

**Lot Coverage:** The amount of a lot, stated as a percentage, that is covered by all buildings, located thereon, including roofed porches, arbors, breezeways, patio roofs, whether open box types and/or lathe roofs, or fully roofed, but not including fences, walls, or hedges used as fences, unroofed decks or patios or swimming pools. Lot coverage shall be measured from the drip line of the roof or from the wall or foundation if there is no projecting portion of the roof.

**Lot Depth:** The average distance measured from the front lot line to the rear lot line as deeded excluding any portion occupied by a public road right of way.

**Lot Frontage:** The length of the front lot line, as deeded, measured at the road right-of-way line, except as provided for flag lots.

**Lot Line (Front):** The front lot line shall mean the line of the street right-of-way.

**Lot Line (Rear):** Ordinarily, that lot line which is opposite and most distant from the front lot line of the lot. In the case of an irregular, triangular, or flared lot, the rear lot line shall be a line at least ten (10') feet in length entirely within the lot parallel to and at the maximum distance from the front lot line as deeded.

**Lot Line (Side):** Any lot line not a front lot line or a rear lot line.

**Lot of Record:** A lot which actually exists in a subdivision plat as shown on the records of the Manistee County Register of Deeds, or a lot or parcel described by metes and bounds, the separate description of which has been so recorded. Whenever an owner has combined two (2) or more lots as contained on any recorded plat into a single zoning lot, or combined two (2) or more lots contained on any recorded plat in the records of the Township Assessor or Treasurer, said combination of lots shall be deemed to be a single lot of record for the purposes of this Ordinance.

**Lot Size Averaging:** The allowance for a change in lot area and width in a development, but with the average lot area meeting the minimum area as required in this Ordinance for that particular zoning district.

**Main Building:** A building in which is conducted the principal use of the lot upon which it is situated.

**Major Thoroughfare:** See Streets.

**Manufactured Home:** A factory built, single-family dwelling that meets the national manufactured Home Construction and Safety Standards Act, commonly known as the HUD (U.S. Department of Housing and Urban Development) Code.

**Manufacturing, Light:** Establishments engaged in the mechanical transformation of materials or substances into new products, including the assembling of component parts and the creation of products. Light industrial uses shall not include outdoor storage or result in dust or noise to neighboring properties beyond that which would be produced by a commercial use.

**Manufacturing, Heavy:** Establishments engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors.

**Marginal Access Drive:** A street that is parallel to and adjacent to a primary street and that is designed to provide access to abutting properties so that these properties are somewhat sheltered from the effects of the through traffic on the primary street and so that the flow of traffic on the primary street is not impeded by direct driveway access from a large number of abutting properties.

**Marina:** A facility for the storing, servicing, fueling, berthing, and securing of boats and that may include eating, sleeping, and retail facilities for owners, crews, and guests.

**Massage Establishment:** See Adult Physical Culture Establishment.

**Master Deed:** The condominium document recording the condominium project to which are attached, as exhibits and incorporated by reference, the approved bylaws for the condominium project and the condominium plan for the project. The master deed shall include all the information required by MCL 559.108.

**Master Plan:** See Comprehensive Plan.

**Mezzanine:** An intermediate floor in any story occupying not to exceed one-third (1/3) of the floor area of such story.

**Mineral:** A naturally occurring element or combination of elements that occur in the earth in a solid state, but shall not include soil, sand or gravel.

**Mining:** The extraction of minerals, including solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gas.

**Mining Permit:** A special use permit for mining, whether on a regular or temporary basis, as required by this Ordinance. It does not replace or otherwise eliminate the need to apply for any state mining permits otherwise required by law.

**Mini-Warehouse:** A facility consisting of a building or a group of buildings in a controlled-access compound, where individual stalls or lockers are rented out to different tenants for the dead storage of customers' goods and wares.

**Mobile Home:** A structure, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, connected to the required utilities, and built prior to the enactment of the Federal Manufactured Housing and Construction Safety Act of 1974 (effective June 15, 1976).

**Mobile/Manufactured Home Park:** A parcel or tract of land under the control of a person upon which three (3) or more mobile/manufactured homes are located on a continual, non-recreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefor, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile/manufactured home or trailer coaches.

**Mobile/Manufactured Home Site (Mobile/Manufactured Home Lot):** A parcel of land, within a mobile/manufactured home park, designed for the placement of a single mobile/manufactured home.

**Modular (Pre-Manufactured) Dwelling:** A dwelling unit constructed solely within a factory, as a single unit, or in various sized modules or components which are then transported by truck or other means to a site where they are assembled on a permanent foundation to form a single-family dwelling unit, and meeting all codes and regulations applicable to conventional single-family home construction.

**Motel:** A building or a group of buildings operated and used as a unit to furnish overnight sleeping accommodations, primarily for transient occupancy. The term "Motel" shall include tourist cabins, motor courts, motor lodges and similar facilities, but it shall not include rooming houses, boarding houses, tourist homes, apartments, or multiple dwellings. Not more than ten (10%) percent of the units shall have kitchenettes or cooking facilities. This definition shall also include the term "Hotel."

**Motor Home:** See Recreational Vehicle.

**Motor Vehicle, Inoperable:** Any wheeled vehicle which is self-propelled and intended to be self-propelled, and which by reason of dismantling, disrepair or other cause is incapable of being propelled under its own power.

**Moveable Structure:** A building certified for the purpose of this Ordinance to be moveable by a registered engineer or architect or a structure which is of such a design and size that facilitates moving. The structure must be of sufficient structural design to withstand the stress associated with moving and no structure shall be considered moveable if the parcel on which it is placed is not accessible to moving equipment.

**Movie Theater (indoor and outdoor):** A place where motion pictures are shown to the public for a fee.

**Neighborhood:** A number of persons forming a loosely cohesive community within a larger community, such as a town or village, and living close or fairly close together in more or less familiar association with each other.

**Nonconforming Building:** A building or portion thereof lawfully existing at the effective date of this Ordinance, or affecting amendment, that does not conform to the current provisions of the Ordinance in the district in which it is located.

**Nonconforming Lot of Record:** A lot lawfully existing at the effective date of this Ordinance, or affecting amendment, that fails to meet the area and/or dimensional requirements of the zoning district in which it is located.

**Nonconforming Use:** A use of a building or of a parcel of land, lawfully existing at the effective date of this Ordinance, or affecting amendment, that does not conform to the current regulations of the zoning district in which it is located.

**Nuisance:** An offensive, annoying, unpleasant, or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeated invasion of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being, or the generation of an excessive or concentrated movement of people or things including but not limited to: noise; dust; smoke; odor; glare; fumes; flashes; vibration; objectionable effluent; noise of a congregation of people, particularly at night; passing traffic; or invasion of street frontage by traffic generated from an adjacent land use which lacks sufficient parking and circulation facilities.

**Nursery School:** See Day Care Center.

**Nursing Home:** A nursing care facility, including a county medical care facility, but excluding a hospital or a facility created by Act No. 152 of the Public Acts of 1985, as amended, being Sections 36.1 to 36.12 of the Michigan Compiled Laws, which provides organized nursing care and medical treatment to seven (7) or more unrelated individuals suffering or recovering from illness, injury, or infirmity.

**Occupied:** Includes arranged, designed, built, altered, converted to, rented or leased, or intended to be occupied.

**Office:** A place, such as a building, room, or suite, in which services, clerical work, professional duties or the like are carried out.

**Off-Street Parking Lot:** A facility providing vehicular parking spaces along with adequate drives and aisles for maneuvering, so as to provide access for entrance and exit for the parking of more than three (3) vehicles.

**Open Air Business Use:** As used herein, any business not conducted from a wholly enclosed building:

**Open Space:** Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

**Open Storage:** Includes outside storage or keeping of building materials, sand, gravel, stone, equipment and other supplies. Vehicles shall be termed stored or in open storage if for a period exceeding seven (7) days they have not been capable of operating under their own power and/or from which parts have been or are to be removed for reuse or sale.

**Operator:** Any person or an agency either public or private, engaged or who has applied for a special use permit to engage in mining or the operation of a central production facility, sweetening plant, or bulk storage facility, whether individually, jointly, or through subsidiaries, agents, employees, or any person engaged in managing or controlling such operation.

**Ordinary High Water Mark:** The line between upland and bottomland which persists through successive changes in water levels below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil itself, the configuration of the surface of the soil and the vegetation. Consistent with the Great Lakes Submerged Lands Act, Public Act 247 of 1955 as amended, the ordinary high water mark for Lake Michigan shall be deemed to be 579.8 feet above sea level.

**Parcel:** A recorded lot described by metes and bounds or a lot described in a recorded plat.

**Park:** A tract of land designated and used by the public for active and passive recreation.

**Parking Area, Off-Street:** Any public or private area outside of a public right-of-way, designed and used for parking motor vehicles.

**Parking Bay:** A parking facility unit that has two rows of parking stalls and a central aisle.

**Parking Space:** Space within a parking area or building, of definite length and width, exclusive of driveways, ramps, aisles, or entrances giving access thereto, for the parking or storage of one (1) permitted vehicle, also known as a parking stall.

**Patio:** A ground level, courtyard or platform, with no solid roof or walls, extending horizontally out from, but not necessarily attached to the main building or structure.

**Pen:** A fenced enclosure for animals, but not a grazing area.

**Personal Service Establishment:** Any business which provides services involving the care of a person or his or her personal goods or apparel. This definition includes, but is not necessarily limited to, repair shops (watches, shoes, radio, television, etc.), tailor shops, barber and beauty shops, hair stylists, photography studios, laundries or any combination.

**Planned Unit Development:** An area of a minimum contiguous size, as specified by this Ordinance, to be planned, developed, operated and maintained as a single entity and containing one or more residential neighborhoods, appropriate commercial, public or private recreational uses, and common open space areas in such combination as provided in this Ordinance.

**Planned Unit Development Agreement:** A written agreement specifying the details of a planned unit development submittal and the conditions under which the submittal received final approval.

**Plat:** A map of a subdivision of land recorded with the Register of Deeds pursuant to the Land Division Act, P.A. 591 of 1996 (MCL 560.101 et seq.), or a predecessor or subsequent statute.

**Playground:** An active recreational area with a variety of facilities, including equipment for younger children as well as court and field games.

**Plot Plan:** A minimal site plan which shows data required in Section 9403.1.a. through 9403.1.e of this Ordinance.

**Porch:** A covered projection on a building or structure containing a floor, which may be either totally enclosed or open except for columns supporting the porch roof, and projects out from the main wall of said building or structure, and has a separate roof or an integral roof with the principal building or structure to which it is attached. A porch shall not be considered as such when the enclosed space is heated or air-conditioned and when the percentage of window area to wall area is less than fifty (50) percent.

**Principal Building:** The building on a lot in which the principal use of the lot is conducted.

**Principal Structure:** Any building for any primary use or use subject to Special Land Use review as defined in each zoning classification, not including accessory structures.

**Principal Use:** The principal use to which the premises are devoted and the principal purpose for which the premises exist.

**Private and Industrial Pipe Lines:** Any type of pipe line of any size used for private or industrial purposes.

**Protected Lands:** Any lands within Manistee Township which are any one of the following:

1. the nationally unique farmlands as designated by the Red Tart Cherry Site Inventory for Benzie and Manistee Counties, U.S. Department of Agriculture, Soil Conservation Service, 1976; or
2. locally exceptional farmlands as designated by the Manistee County Land Use Plan, Manistee County Planning Commission 1984; or
3. nationally prime forest lands as designated by the Forest Soils Report, Manistee County and map, Northwest Michigan Prime Forestlands Identification Project; Michigan Department of Natural Resources and Northwest Michigan Resource Conservation & Development Council, U.S. Soil Conservation Service; or
4. wetland.

**Private Sanitary Sewage Disposal System:** An individual on-site sewage disposal system as defined in the Manistee County Health Department Sanitary Code.

**Private Water Supply:** A well or other water supply system approved by the Manistee County Health Department pursuant to Part 127 of the Public Health Code, PA 368 of 1978, as amended.

**Professional Service Establishment:** The office or other working space used by a member of a profession for the conduct of that profession. This definition, includes but is not limited to, offices of doctors, dentists, real estate companies, insurance companies, and attorneys. This definition shall not include Adult Personal Service Establishments, as defined herein.

**Proprietor, Subdivider, Or Developer:** A person who holds any recorded or unrecorded ownership interest in land. The proprietor is also commonly referred to as the owner.

**Public Facility:** Any facility other than a recreation area which is maintained by public funds, including, but not limited to, libraries, museums, administrative offices, and fire and police stations. This definition does not include schools, community hospitals or any facility involving outdoor storage.

**Public Meeting Place:** Buildings and outdoor areas where numbers of persons congregate from time to time for educational, religious, social or recreational purposes, including churches, schools, community buildings, clubs, lodges, theaters (indoor and outdoor), places of amusement and similar assemblages.

**Public Open Space:** Land dedicated or reserved for use by the general public. It includes parks, parkways, recreation areas, school sites, community or public building sites, streets and highways and public parking spaces.

**Public Sanitary Sewer:** A system of pipes, pumps and related equipment and facilities, including disposal areas owned and maintained by a governmental unit, or an authority or commission comprised of one or more governmental units, used to carry, treat and dispose of human, organic and industrial waste from the point of origin to a point of discharge.

**Public Utility:** Any person so designated and duly authorized to furnish and furnishing under Federal, State or municipal regulations to the public: electricity, gas, sanitary sewers, steam, communications, cable, internet, telegraph, transportation, or water services.

**Public Utility Facilities:** Building, structures, and facilities, including generating and switching stations, poles, lines, pipes, pumping stations, repeaters, antennas, transmitters and receivers, valves, and all buildings and structures relating to the furnishing of utility services, such as electric, gas, telephone, water, sewer, and public transit, to the public.

**Public Water Course:** A stream or creek which may or may not be serving as a drain as defined by the Michigan Drain Code, PA 40 of 1956, as amended, MCL 280.1 et seq., or any body of water which has definite banks, a bed and visible evidence of a continued flow or occurrence of water and navigable according to law.

**Public Water Supply:** A water supply system owned by a governmental unit or an authority or commission comprised of one or more governmental units.

**Quarry Excavation:** Any breaking of the ground to hollow out by cutting or digging or removing any soil or rock matter, except common household gardening and general farm care. (See also Excavation.)

**Radio and Television Broadcasting Station:** An establishment engaged in transmitting audio or video programs to the public and that consists of a studio, transmitter, and antennas.

**Recession Rates:** Means a quantitative measure of the landward movement of the bluffline determined on the basis of the Shoreland Erosion Studies conducted under Public Act 245 of 1970 as amended, and expressed in terms of an annual average rate.

**Reclamation Plan:** The owner or operator's proposal for the reclamation of a project site which is submitted under this Ordinance prior to the issuance of a special use permit or where otherwise required by the terms of this Ordinance, including any orders or decisions of the Commission or Zoning Board of Appeals requiring an owner or operator to provide additional site plan information. A reclamation plan shall include:

- (a) A statement of the maximum life expectancy of the project and all plant and equipment associated with the project.
- (b) Plans for the disassembly, removal, or other disposition of all plant and equipment, including pipeline, at the project site at the expiration of operations.
- (c) Plans for the replacement of topsoil and restoration of the property to its original grade and contours.

- (d) Plans for the restoration of all access roads to original condition unless at the time of reclamation an agreement is reached among the Township Zoning Board, the owner/operator of the project and the affected landowner(s) for some other disposition.
- (e) Plans for the identification, disposal or treatment of all harmful or toxic materials found on the property, including any contaminated topsoil.
- (f) The estimated cost of completing the Reclamation Plan within one (1) year of cessation of operations on the property based on anticipated costs for the year in which the reclamation would take place.
- (g) A statement of the proposed form of the performance guarantee, equal to two (2) times the estimated cost of the Reclamation Plan, which may be required by the Zoning Board.

**Recreation Facility, Commercial (outdoor):** An outdoor recreation facility operated as a business and open to the public for a fee. Buildings and structures, which may be located on the property, are accessory to the primary outdoor nature of the activities provided. Included in this definition are golf courses, riding stables and campgrounds.

**Recreation Facility, Commercial (indoor):** A recreation facility, which is completely housed within a building and which is operated as a business and open to the public for a fee. Included in this definition are bowling alleys, movie theaters and arcades.

**Recreation Facility, Public:** A publicly owned and operated facility, which is open to the general public, with or without a general fee. This definition includes any related buildings or structures used for recreational purposes including, but not limited to, playgrounds, sport fields, game courts, beaches, trails, picnicking areas, and areas for other leisure time activities.

**Recreational, All-Terrain Vehicle:** Vehicles primarily designed for travel upon unpaved natural terrain.

**Recreational Vehicle:** Vehicular-type structures, primarily designed for conveyance upon the public streets or highways, and duly licensable as such, and which permit the occupancy thereof once stationed as a dwelling or sleeping place for one (1) or more persons. These vehicles can either be towed, hauled or affixed to another vehicle or driven from one site to another without requiring a State or County Special Transportation Permit for travel.

**Recreational Vehicle Park:** All lands and structures which are owned and operated by private individuals, a business or corporation which are predominantly intended to accommodate recreational vehicles and provide for outdoor recreational activities.

**Repair:** The reconstruction or renewal of any part of an existing building for the purpose of maintenance.

**Repair and Light Assembly Shops:** Any establishment specializing in the repair or assembly of products that may include bicycles, appliances, electronics, furniture, clothes and similar items.

**Replat:** The process described in MCL 560.221 through MCL 560.229.

**Research facilities:** An establishment or other facility for carrying on investigation in the natural, physical, or social sciences, which may include engineering and product development.

**Residential Entranceway Structure:** A building or structure placed at the principle opening(s) that afford entry into a residential development used to identify the project or to regulate access into the development.

Such structures shall include, but are not limited to, objects of art, gates, guard houses, signs, fencing, and similar barriers and structures.

**Restaurant:**

1. **Restaurant, Standard:** Any establishment whose principal business is the sale of foods, desserts, or beverages to the customer in a ready-to-consume state and whose design or principal method of operation includes one (1) or both of the following characteristics:
  - a. Customers, normally provided with an individual menu, are served their foods, desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed.
  - b. A cafeteria type of operation where foods, desserts, or beverages generally are consumed within the restaurant building.
2. **Restaurant, Carry-Out:** Any establishment whose principal business is the sale of foods, desserts, or beverages to the customer in a ready-to-consume state and whose design or method of operation includes both of the following characteristics:
  - a. Foods, desserts, or beverages are usually served in paper, plastic, or other disposable containers.
  - b. The consumption of foods, desserts, or beverages within the restaurant building or within a motor vehicle parked upon the premises is prohibited. Food is intended primarily to be consumed off the premises.
3. **Restaurant, Fast-Food:** Any establishment whose principal business is the sale of foods, desserts, or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises and whose design or principal method of operation includes both of the following characteristics:
  - a. Foods, desserts, or beverages are usually served in paper, plastic, or other disposable containers.
  - b. The consumption of foods, desserts, or beverages within a motor vehicle parked upon the premises is posted as being prohibited and such prohibition is strictly enforced by the restaurateur.
4. **Restaurant, Drive-in:** Any establishment whose principal business is the sale of foods, desserts, or beverages to the customer in a ready-to-consume state and whose design or method of operation includes one (1) or both of the following characteristics:
  - a. Foods, desserts, or beverages are served directly to the customer in a motor vehicle, either by a carhop or by other means which eliminate the need for the customer to exit the motor vehicle.
  - b. The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is permitted.

**Restoration:** The reconstruction or replication of an existing building's original architectural features.

**Restrictive Covenant:** A provision in a deed restricting the use of property and prohibiting certain uses. Such restrictions are binding on subsequent owners. Unless the Township has an ownership interest in the property, a restrictive covenant is enforced by the parties to the deed, not by the Township. Also known as a deed restriction.

**Retail, Commercial & Wholesale Stores:** A store, market or shop in which commodities are sold, or offered for sale, in small or large quantities at wholesale or retail.

**Retail, Convenience:** Any retail establishment offering for sale prepackaged food and beverage products, household items, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption. (see also retail)

**Right-of-Way:** A street, alley, or other thoroughfare or easement permanently established for passage of persons, vehicles, or the location of utilities. The right-of-way is delineated by legally established lines or boundaries.

**River:** In District BM-1 means the Big Manistee River, its tributaries, bayous, and estuaries which drain into or are connected with the Big Manistee River. (See also Public Water Course)

**Road:** See Street.

**Roadside Stand:** A temporary structure used solely by the owner, manager or tenant of the land on which it is located for the sale of produce grown on said land. This does not allow the sale of produce or other commodities on a state or county road right-of-way.

**Room:** For the purpose of determining lot area requirements and density in a multiple-family district, a room is a living room, dining room or bedroom equal to at least seventy (70) square feet in area. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, stairways, hallways, and storage. Plans presented showing one (1), two (2), or three (3) bedroom units and including a "den," "library," or other extra room shall count such extra room as a bedroom for the purpose of computing density.

**School:** Any building or part thereof which is designed, constructed, or used for education or instruction in any branch of knowledge.

1. **Schools, Colleges and Universities:** An educational institution authorized by the state to award baccalaureate or higher degrees.
2. **Schools, Commercial Trade:** A secondary or higher education facility primarily teaching usable skills that prepare students for jobs in a trade and meeting the state requirements as a vocational facility.
3. **School, Parochial:** A school supported and controlled by a church or religious organization.
4. **School, Private:** Any building or group of buildings the use of which meets state requirements for elementary, secondary, or higher education and which use does not secure the major part of its funding from any governmental agency.

5. **School, Public:** Any school licensed by the state and that meets the state requirements for public education.

**Screening:** A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

**Self-Storage Facility:** See Mini-Warehouse.

**Service Area:** An outdoor area used, in connection with a nonresidential use, for loading and unloading operations and for the receipt and temporary storage of goods, materials, and equipment.

**Setback:** The minimum unoccupied distance between the lot line and the principal and accessory structures, as required herein.

1. **Setback, Front:** Minimum required unoccupied distance, extending the full lot width, between the principal and accessory structures and the front lot line. In the case of a through lot or corner lot, all sides fronting a street shall comply with the front setback requirement for that district.
2. **Setback, Rear:** Minimum required unoccupied distance, extending the full lot width, between the principal and accessory structures and the lot line opposite the front lot line.
3. **Setback, Side:** Minimum required unoccupied distance, extending from the front setback to the rear setback, between the principal and accessory structures and the side lot line.

**Setback Requirement:** Means the minimum distance required by this Ordinance between the bluffline and the most lakeward edge of a principal structure in District OZ-3.

**Shopping Center:** A group of three (3) or more commercial establishments developed in accordance with an overall plan and designed and built as an interrelated project.

**Shoreland:** Means the land which borders or is adjacent to Lake Michigan which may extend up to 1,000 feet landward of the ordinary highwater mark.

**Shoreline:** Means that area of the shoreland where the land and waters of Lake Michigan meet.

**SideWall:** The vertical component of a building or structure on which the roof rests and extending between the grade and the bottom of the eave or intersection of the roof and wall.

**Sign:** Any announcement, declaration, display, billboard, illustration, and insignia when designed and placed so as to attract general public attention and shall include the use of any words, numerals, figures, devices, designs, or trademarks by which anything is made known and visible to the general public such as are used to show an individual firm, profession, business, or business location, and also any banner, bulbs, or other lighting devices, streamer, pennant, balloon, propeller, flag (other than the official flag of any nation or state) and any similar device of any type or kind whether bearing lettering or not.

1. **Sign, Accessory:** A sign which is accessory to the permitted use.
2. **Sign, Billboard (Non-accessory):** A sign which contains a message unrelated to or not advertising a business transacted or goods sold or produced on the premises on which the sign is

located; also called a remote sign. All billboard type signs shall be governed by the provisions relating to non-accessory signs regardless of location.

3. **Sign, Directional:** Signs limited to directional messages, principally for pedestrian or vehicular traffic such as "one-way," "entrance," and "exit."
4. **Sign, Freestanding:** A sign attached to a permanent foundation supported from the ground by one or more poles, posts, or similar uprights, with or without braces, upon which announcements, declarations, displays, etc., may be placed.
5. **Sign, Home Occupation:** A sign containing only the name and occupation of a permitted home occupation.
6. **Sign, Outdoor Advertising:** A sign, including billboard, on which the written or pictorial information is intended to advertise a use, product, service, goods, event, or facility located on other premises, and which is intended primarily for advertising purposes.
7. **Sign, Political:** A temporary sign announcing or supporting political candidates or issues in connection with any national, state, or local election.
8. **Sign, Real Estate:** A sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.
9. **Sign, Temporary:** A 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.

**Sign Area:** The total sum of all exterior surfaces of the sign computed in square feet. In the case of a broken sign (a sign with open spaces between the letters or symbols), the sign area shall be measured by multiplying the height of the individual letters or symbols or combination of letters or symbols by the width of the individual letters or symbols or combination thereof. In broken signs of two or more lines, the sign area shall be the distance in feet between the furthestmost horizontal letters or symbols multiplied by the distance in feet between the furthestmost vertical letters or symbols.

**Sign Height:** The vertical distance to the top edge of the copy area or structure, whichever is higher, as measured from the adjacent street grade.

**Single Ownership:** One or more parcels of land held entirely in the same ownership, which may include one or more persons and may be in any form.

**Site Plan:** A plan showing all salient features of a proposed project, so that it may be evaluated in order to determine whether the request meets the provisions of this Ordinance. A plot plan depicts a subset of the information required by this Ordinance for a site plan.

**Solid Waste:** Garbage, rubbish, paper, cardboard, metal containers, yard clippings, wood, glass, bedding, crockery, demolished building materials, ashes, incinerator residue, street cleanings, municipal and industrial sludges, and solid commercial and solid industrial waste, animal waste, but not including human body waste, liquid or other waste regulated by statute, ferrous or nonferrous scrap directed to a scrap metal processor or to a re-user of ferrous or nonferrous products, and slag or slag products directed to a slag processor or to a reuser of slag or slag products.

**Special Approval Uses:** A land use or an activity which under certain circumstances might be detrimental to other permitted uses and should not be permitted as a right in a given zoning district, but which use can be permitted under circumstances unique to the proposed location and subject to conditions acceptable to the Commission which provide protection to land uses. A land use which is permitted in a zoning district only after review and approval of the approving body. Special Land Uses are permitted and regulated by Act 110 of 2006, Section 502, as amended.

**Special Use Permit:** A permit issued by the Commission to a person or persons intending to undertake the operation of an activity upon land or within a structure specifically permitted as such pursuant to standards and procedures established in this Ordinance.

**Specified Acts of Violence:** The graphic depiction, whether real or simulated, of human or animal decapitation, dismemberment, physical torture, stabbing, shooting, strangulation, drowning, electrocution, aggravated assault (whether accomplished by human contact, instruments, or weapons), rape, disfigurement, mutilation, burning, or disembowelment.

**Specified Anatomical Areas:** The graphic depiction, whether real or simulated, of less than completely and opaquely covered human genitals, pubic region, buttock, and female breast below a point immediately above the top of areola; and human male genitals in a discernibly turgid state, even if completely and opaquely covered.

**Specified Sexual Activities:** The graphic depiction, whether real or simulated, of human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse or sodomy; and fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

**Stables, Boarding:** A structure designed for the feeding, housing, and exercising of horses not owned by the owner of the premises and for which the owner of the premises receives compensation. This definition shall also include riding stables.

**Stop Work Order:** An administrative order either posted on the property or mailed to the property owner which directs a person not to continue, or not to allow the continuation of an activity which is in violation of this Ordinance.

**Story:** That part of a building, except a mezzanine, included between the surface of one floor and the surface of the next floor, or if there is no floor above, then the space between the floor and the ceiling next above it. A story thus defined shall not be counted as a story when the space meets the definition of a basement.

**Story, Half:** An uppermost story lying under a sloping roof, the usable floor area of which does not exceed seventy five (75) percent of the floor area of the story immediately below. Tri-level shall be considered one and one-half stories.

**Street Line:** The legal line of demarcation between a street right-of-way and abutting land.

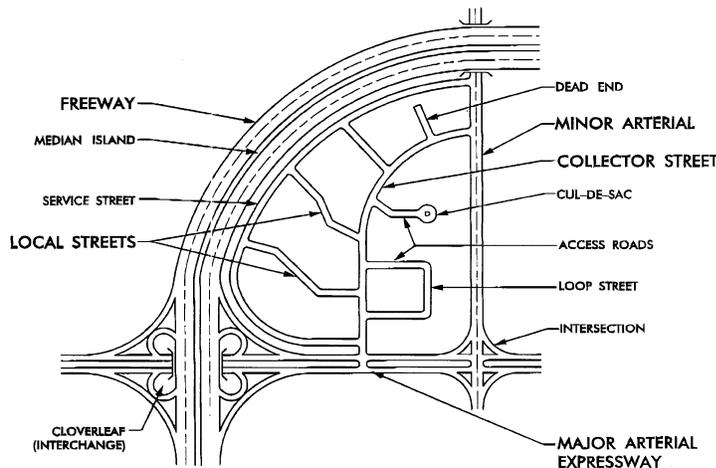
**Street:** A public or private thoroughfare used, or intended to be used, for passage or travel by motor vehicles. For purposes of this Ordinance, "Streets" shall be defined to also include the term "Roads." Streets are further classified by the functions they perform. Refer to illustration 5.

1. **Streets, Arterial:** Streets primarily designed for the efficient movement of through traffic at speeds which are as high as can be reasonably allowed in view of safety considerations and the amount of access also being provided. Capacity is obtained by provision of wide street cross sections and high capacity controls at intersections, or by elimination of intersections by grade

separation. Speed results from provision of good horizontal and vertical alignments and removal of potential safety hazards, especially access friction.

2. **Streets, Collector:** Streets primarily designed to provide access to abutting land parcels and also enable moderate quantities of traffic to move expeditiously between local streets and the major street network.
3. **Streets, Local:** Streets primarily designed to provide access to immediately adjacent properties. Through movement may be possible but is not encouraged by operational controls; it may be impossible in the case of cul-de-sacs. Part of the street width is usually allocated to vehicle parking without restrictions, although special snow emergency parking prohibitions may be necessary. Each abutting property may have a driveway connection to the street.
4. **Street, Private:** A privately maintained area used for ingress and egress to serve more than two (2) parcels of land or residential building sites and constructed on a privately owned easement.
5. **Street, Public:** A thoroughfare which affords a principal means of access to abutting property and which has been accepted either expressly or impliedly, by the Manistee County Road Commission or other public road agency as a public street, or is used as such by the public.

**Illustration 5. Street Hierarchy.**



**Structure:** Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

**Structural Alteration:** Any change in the supporting members of a building or structure, such as bearing walls, or partitions, columns, beams, or girders, stairways, or any change in the width or number of exits, or any substantial change in the roof.

**Subdivide or Subdivision:** The partitioning or splitting of a parcel or tract of land by the proprietor thereof, or by his or her heirs, executors, administrators, legal representatives, successors or assigns, for the purpose of sale, or lease of more than 1 year, or of building development that results in 1 or more parcels of less than 40 acres or the equivalent and that is not exempt from the platting requirements of by sections 108 and 109 of the Land Division Act. “Subdivide” or “subdivision” does not include a property transfer between 2 or more adjacent parcels, if the property taken from 1 parcel is added to an adjacent parcel; and any resulting

parcel shall not be considered a building site unless the parcel conforms to the requirements of the Land Division Act or the requirements of this Ordinance.

**Surveyor:** A land surveyor who is registered in this state as a land surveyor.

**Survival Wind Speed:** The maximum wind speed, as designated by the WECS manufacturer, at which a WECS, in unattended operation but not necessarily producing power, is designed to survive without damage to any structural equipment or loss of the ability to function normally.

**Sweetening Plant:** A facility or plant and all related equipment and appurtenances associated therewith which is designed to remove sulfur compounds or other impurities, including water, from natural gas from gas wells.

**Swimming Pools:** Any structure or container intended for swimming, located either above or below grade designed to hold water to a depth of greater than twenty-four (24) inches.

**Temporary Housing:** A structure without any foundation or footings that is established for a limited duration and removed when the designated time period has lapsed, as regulated by the Zoning Administrator.

**Temporary Use:** A use established for a limited duration, set forth by the Zoning Board of Appeals, with the intent to discontinue such use when the designated time period has lapsed.

**Temporary Use or Building:** A use or building permitted by the Township to exist during periods of construction of the main building or use, or for special events.

**Topographical Map:** A map showing existing physical characteristics, with contour lines at sufficient intervals to permit determination of proposed grades and drainage.

**Tourist Home:** See Inn.

**Tower Height (WECS):**

1. Horizontal Axis Wind Turbine Rotors: The distance between the ground and the highest point of the WECS, as measured from the ground, plus the length by which the rotor blade on a horizontally mounted WECS exceeds the structure which supports the rotor and the blades:
2. Vertical Axis Wind Turbine: The distance between the ground and the highest point of the WECS.

**Township:** Manistee Township

**Township Engineer:** The professional either employed by or under contract with the Township to perform engineering reviews and services.

**Transient Outdoor Enterprise:** Any recreational activity which is designed to travel from one area to another with only temporary structures for shelter. This definition shall include, but not necessarily be limited to, circuses, carnivals and concerts.

**Travel Trailer:** A vehicle which can be drawn on a highway and is used exclusively for recreational or camping purposes. Includes the terms Motor Home, Pole-trailer, Trailer Coach, Travel Trailer, Mobile Home, as defined in the Michigan Motor Vehicle Code (Public Act 300 of 1949, M.S.A. 9.1801-9.1882) and includes camping units, tents, or any other temporary dwellings.

**Trailer Court Or Park:** Any site, lot, field, tract or parcel of land on which are situated two (2) or more inhabited trailers, either free of charge or for revenue purposes, and shall include any building, structure, tent, vehicle, or enclosure located therein, and used or intended for use as a part of the equipment of such park.

**Usable Floor Area:** See Floor Area, Usable.

**Use:** The principal purpose for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied.

**Variance:** Permission to depart from the literal requirements of this Ordinance granted by the Zoning Board of Appeals.

**Vehicle Sales, Storage:** The use of any building, land area, or other premise for the display and sale of new or used vehicles generally, but may include light trucks or vans, trailers, or recreation vehicles and including any vehicle preparation or repair work conducted as an accessory use.

**Vehicle Filling Station:** Any building, land area, other premises, or portion thereof, used for the retail sales of gasoline, oil, grease, batteries, tires and other operational fluids and accessories for vehicles, and the installation of such items, and for other minor vehicle repair not to include auto refinishing, body work or painting, dismantling of vehicles for the purpose of reuse or resale of parts, or storage of vehicles other than those in for immediate repair. Such use shall be permitted to include an additional retail use, which may include but not be limited to a restaurant, gift shop, or convenience store.

**Vehicle Filling Station, Accessory Retail Use:** The sale of food items commonly consumed by travelers (i.e., soft drinks, candy, packaged snacks and fast-foods, etc.), bread, milk, juice, cigarettes, and sundry items, and/or vehicle wash facilities provided in connection with an Vehicle Filling Station or gasoline service station, provided such use(s) is clearly incidental to the principal use.

**Vehicle Service and Repair Facility:** Any building, premises, and land in which or upon which a business, service, or industry involving the maintenance, servicing, repair, or painting of vehicles is conducted.

**Veterinary Clinic:** See Clinic, Veterinary.

**Waste:** All accumulation of waste mined material and overburden placed on the land surface, whether above or below water.

**Waterfront Storage:** Storage facility fronting on water which does not provide berthing/docking on an individual basis.

**Water's Edge:** The surveyed property line or meander line along the shore of a body of water or the term "water's edge" in its usual and ordinary sense and usage being that area of the shoreline where land and water meet, in the event there is no surveyed property line or recorded meander line along the shore at the water's edge. When used in reference to the Big Manistee River, the term "water's edge" shall be deemed to apply to all tributaries, bayous, and estuaries which drain into or are connected with the Big Manistee River.

**Wind Energy Conversion System (WECS):** WECS shall mean a combination of:

1. A surface area, either variable or fixed, for utilizing the wind for electrical power; and
2. A shaft, gearing belt, or coupling utilized to convert the rotation of the surface area into a form suitable for driving a generator, alternator, or other electrical-producing device; and
3. The generator, alternator, or other device to convert the mechanical energy of the surface area into electrical energy; and
4. The tower, pylon, or other structure upon which any, all, or some combination of the above are mounted.

**WECS, Interconnected:** A WECS which is electrically connected to the local electrical power utility system and which could feed power back into the local electrical power utility system.

**Wetland:** For purposes of this Ordinance, a wetland shall be in conformity with the definition set forth in Part 303 of 1994 PA 451.

**Wireless Communication Antenna (WCA):** Any antenna used for the transmission or reception of wireless communication signals excluding those used for public emergency systems, television, ham radio and satellite antennas.

**Wireless Communication Support Facility (WCSF):** A monopole, guyed or lattice type tower designed for the attachment of or as support for wireless communication antennas or other antennas. WCSF's are not essential public services for the purposes of this Ordinance.

**Yard:** An open space of prescribed width or depth on the same land with a building or group of buildings, which open space lies between the building or group of buildings, and the nearest lot line and is unoccupied from the ground upward, except as otherwise provided herein.

1. **Yard, Front:** An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building.
2. **Yard, Rear:** An open space opposite the Front Yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building.
3. **Yard, Side:** An open space between a building and the side lot line, extending from the front yard to the rear lot line. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line to the nearest point of the building or structure
4. **Yard, Waterfront:** On parcels which abut a body of water, a yard extending across the full width of the parcel between the water's edge and the nearest line of the main building. With the permission of the zoning administrator, based on his determination of the plan for the parcel, a Waterfront Yard may be deemed a Front Yard for all purposes under this Ordinance, provided however that in such case, the Front Yard setbacks shall be applicable to the Rear Yard (the Yard opposite Waterfront Yard) and also the Waterfront Yard for all accessory structures and

buildings except those necessary for the enjoyment of the water, such as boathouses, docks and erosion control devices.

**Zoning Administrator:** The authorized individual charged with the responsibility of administering this Ordinance and appointed by the Township Board.

**Zoning Board of Appeals:** The Manistee Township Zoning Board of Appeals.

**Zoning District (Zone):** A portion of the Township within which specific regulations and requirements, or various combinations thereof, apply as provided in this Ordinance.

### **503. North American Industrial Classification System.**

The numbers appearing in parenthesis following the permitted and special uses set forth in this Ordinance refer to the classification numbers in the North American Industrial Classification System (2007) prepared by Executive Office of the President, Office of Management and Budget (NAICS), which is incorporated herein by reference. Uses listed in this Ordinance which are identified with a two-digit number (XX) refer to the Major Groups in the NAICS. Except where otherwise indicated, a use which is identified by reference to a Major Group includes all uses listed in the NAICS under that Major Group, if any, with a three-digit (XXX) or four-digit (XXXX) number, the first two numbers of which are the same as the Major Group numbers. Except where otherwise indicated, a use which is identified with a three digit (XXX) number includes all uses listed in the NAICS, if any, with a four digit (XXXX) number, the first three numbers of which are identical to the use in question, but does not include other uses in the same Major Group. Except where otherwise indicated, a use which is identified with a four digit (XXXX) number includes only that use referenced in the NAICS and does not include other uses in the same Major Group with two or three digits.

**ARTICLE 10  
GENERAL PROVISIONS**

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**100. General**

**1001. Scope**

All provisions in this Article apply to all districts.

**1002. Lot Use Limitation.**

In all zoning districts which permit single family and two family residence, only one principal building shall be placed on a parcel or a lot of record. No building shall be erected on land subdivided in violation of the Land Division Act, PA 591 of 1997.

**1003. Performance Standards.**

No non-residential use otherwise allowed shall be permitted, within any district, which does not conform to the following standards of use, occupancy and operation, which standards are hereby established as the minimum requirements to be maintained. Generally accepted methods of collection and standard methods of chemical analysis shall be used in the application of these requirements:

1. **Smoke and/or Air Pollution Control.** The emission of gases, smoke, dust, dirt, and fly ash should in no manner be unclean, destructive, unhealthful, hazardous or deleterious to the general welfare. Such emission shall be in strict conformance with all applicable Federal, State and County health laws pertaining to air pollution and smoke abatement.
2. **Open Storage.** The open storage of junk, scrap or salvage or other waste products where the operations are for the conversion to saleable materials shall be screened from public view, from a public street and from adjoining properties not of a similar nature, by an enclosure consisting of a solid wall or fence not less than six (6') feet in height.
3. **Glare.** Glare from any process (such as or similar to arc welding or acetylene torch cutting) which emits harmful ultraviolet rays shall be performed in such a manner as not to emit quantities exceeding those established as safe by state or federal law when measured at the property line.
4. **Fire and Explosive Hazards.** In the Industrial District the storage, utilization or manufacture of materials or products ranging from incombustible to moderate burning as determined by the Michigan Fire Marshall, is permitted subject to compliance with all the other performance standards above mentioned. The storage, utilization or manufacture of materials, goods or products ranging from free or active burning to intense burning, as determined by the Fire Marshall, is permitted subject to compliance with all other yard requirements and performance standards previously mentioned, and providing that the following conditions are met:
  - a. All flammable liquids, solvents, cleaners, and other hazardous substances capable of contaminating groundwater shall be stored within the building and secondary containment measures shall be installed and utilized to prevent spilled materials from contacting the ground.

- b. The materials or products described in subdivision a. above shall be stored, utilized or produced in completely enclosed buildings or structures having incombustible exterior walls, which meet the requirements of Building Codes.
  - c. All buildings or structures described in subdivision b. above shall be set back at least forty (40') feet from lot lines, or in lieu thereof, all such buildings or structures shall be protected throughout by an automatic sprinkler system complying with installation standards prescribed by the National Board of Fire Underwriters.
  - d. The storage and handling of flammable liquids, liquefied petroleum, gases and explosives shall comply with the State Rules and Regulations as established by Public Act No. 207 of 1941, as amended.
  - e. All handling of flammable or hazardous substances shall be in accordance with State and Federal laws and all required State and Federal permits shall be obtained and the establishment shall remain in conformance therewith.
5. **Noise.** Noise shall not be emitted which exceeds sixty (60) decibels as measured at the property boundary line, except that where normal street traffic noises exceed sixty (60) decibels during such periods, the measurable noise emanating from subject premises may be equal to, but shall not exceed, such traffic noises.
6. **Lighting.** All lighting or other forms of illumination utilized on private property shall be arranged and so located that it will not unreasonably shine, reflect, or glare into public streets, outer space or surrounding properties.

7. **Design Standards**

- a. Intent. The exterior appearance of any building located within a residential, commercial, or industrial zoning district of the Township has an effect upon the desirability of the immediate area and of neighboring areas for business and other purposes. Maintenance of an attractive, compatible, and pleasing exterior appearance of such buildings will prevent impairment of the stability of the value of other real property in the area, permit the most appropriate development of such area, and prevent attendant deterioration of conditions affecting the general welfare of the citizens of Manistee Township.
- b. Design Criteria. In the process of reviewing the submitted materials, the Zoning Administrator or Commission shall consider:
  - 1) Relationship of Buildings to Site. The site shall be planned to accomplish a desirable transition, between the building(s) with the streetscape to provide for adequate planting, safe pedestrian movement, and parking areas.
  - 2) Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged, where feasible, to provide an interesting relationship between buildings.
  - 3) Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to screen parking areas from view from public ways. Parking lots shall provide access to adjoining non-residential parking areas and to adjacent areas of future non-residential development.

- 4) Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.

Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

#### **1004. Exotic Animals.**

No person shall own, harbor, keep, breed, sell or import any exotic animal within any zoning district. Exotic animals purchased or adopted and housed on the subject property prior to the adoption date of this Ordinance shall comply with the following:

1. A bill of sale or notarized statement that verifies this date is provided.
2. Such exotic animal shall be confined in a house, building, or other suitable enclosure in such a way that human contact cannot occur with any person other than the owner(s).

Exotic animals may be held for exhibit or use by research institutions and other governmental agencies having legal authority to possess such wild animals, by publicly supported zoos, by circuses or by extensions thereof.

### **101. Environmental, water**

#### **1010. Farm Ponds/Fish Ponds.**

Ponds created for livestock watering, irrigation, fish or aquatic life or for recreational or aesthetic purposes are a permitted use subject to the approval of the Zoning Administrator. Ponds greater than 1,000 sq. ft. in surface area must meet the following additional requirements:

1. Site Requirements.
  - a. In the event the owner wishes to sell or transport the excavated materials off the site, he shall conform to the requirements of this Ordinance. This shall include meeting the requirements for Special Land Use approval.
  - b. Ponds shall only be of an excavation type as defined by the State of Michigan engineering standard and all ponds shall be constructed to the state standards.
  - c. No commercial activities, including public fishing, shall be allowed.
2. Yard and Placement Requirements.
  - a. The pond shall be a minimum distance of fifty (50') feet from any property line (except as described in Section 1010.2.g. of this Ordinance, below).
  - b. Any artesian well or other water overflow from a pond that could affect adjacent property shall be provided with adequate on-site drainage.
  - c. Ponds shall be located a minimum of one hundred (100') feet from a septic tank or field.
  - d. Surface water shall be diverted around all ponds.

- e. Ponds shall be constructed in such a manner that runoff, overflow, spillage or seepage shall not encroach upon adjacent properties owned by another person.
  - f. Ponds shall have warning signs and lifesaving equipment as required by the State of Michigan.
  - g. A pond may be shared between properties provided that the property owners enter into a written agreement to provide for the pond's construction and maintenance to meet the above requirements. A signed copy of this agreement shall be attached to the site plan.
3. Permit Requirements
- a. A site layout shall be submitted to the Zoning Administrator for his determination that it meets the requirements of this Section prior to the issuance of a building permit.
  - b. No pond shall be constructed without first obtaining a permit from the Department of Environmental Quality (MDEQ) if such pond would be:
    - 1) Five (5) acres or greater in area, or
    - 2) Connected to an existing lake or stream, or
    - 3) Located within five hundred (500') feet of the ordinary high water of an existing inland lake or stream.

Obtaining such permit from MDEQ shall not relieve a person from also complying with the requirements of this Section.

## **102. Environmental, waste**

### **1020. Screening of Refuse Storage Areas.**

Any new or altered use which requires site plan review under Article 94 and has an outdoor refuse storage area shall comply with the following requirements:

1. Any such area shall be limited to normal refuse which is collected on a regular basis and shall be maintained in a neat, orderly, and sanitary condition.
2. In no instance shall any such refuse be visible above the required screening.
3. A wall six (6') feet in height shall enclose three (3) sides of the storage area. Such walls shall be constructed of materials approved by the Zoning Administrator to be durable and weather resistant. Bollards and/or other protective devices shall be installed at the opening and in the interior to the rear of any storage area to prevent damage to the screening walls. The surface under any such storage area shall be constructed of concrete which complies with local building requirements.
4. Any such storage area shall be located in a rear yard and/or be so located and arranged as to minimize its visibility from adjacent streets and uses. The Commission may require an obscuring

gate when the visibility of such a storage area, from a public street or adjacent use, is deemed to render an adverse influence. In no instance shall any such area be located in a front yard.

**103. Environmental, other**

**1030. Greenbelts.**

1. Intent: Landscaping, greenbelts, and screening are necessary for the protection and enhancement of the environment and for the continued vitality of all land uses in the Township. Landscaping and greenbelts are capable of enhancing the visual environment, preserving natural features, improving property values, and alleviating the impact of noise, traffic, and visual disruption related to intensive uses.
  - a. Screening is important to protect less-intensive uses from the noise, light, traffic, litter and other impacts of intensive nonresidential uses. The purpose of this Section is to set minimum standards for the protection and enhancement of the environment through requirements for the design and use of landscaping, greenbelts, and screening.
  
2. Scope of Application: Except as otherwise specified in the Ordinance, the requirements set forth in this Section shall apply to all uses, lots, sites, and parcels requiring site plan review. No site plan shall be approved until it shows landscaping consistent with the provisions of this Section. Furthermore, where landscaping is required, a land use permit or special use permit shall not be issued until the required landscape plan is submitted and approved, and a certificate of occupancy shall not be issued unless provisions set forth in this ordinance have been met or a cash deposit has been posted in accordance with the provisions set forth herein.
  - a. In cases where the use of an existing building changes or an existing building is changed or otherwise altered or re-occupied, all of the standards set forth herein shall be met.
  - b. The requirements of this Section are minimum requirements and nothing herein shall preclude a developer and the Commission from agreeing to more extensive landscaping.
  
3. Required on outer perimeter: Greenbelts shall be required on the outer perimeter of all lots or parcels, extending to the lot or parcel boundary line as defined by this table. Greenbelts shall not be located on any portion of an existing or dedicated public or private street or right-of-way. Front setback berms may be considered as part of the greenbelt requirement. The illustrations set forth in Appendix A to graphically show the specifications of each greenbelt. Any person wishing to develop upon a parcel of land shall be required to provide a greenbelt conforming to those set forth in Appendix A between such parcel and any adjacent parcel as specified in the table in this Section.

**GREENBELT TABLE**

Zoning Districts	BM-1	W-1	AP-1	M-1	R-1/R-2	C-1	I-1	OZ-1
BM-1								
W-1	S							
AP-1	S	S						

M-1	B	B	B					
R-1R-2	A	A	A	C				
C-1	B	B	B	B	D or E			
I-1	B	B	B	B	E or H	B		
OZ-1	S	S	S	B	A	B	B	

**1031. Erosion Control Devices.**

Erosion control devices shall be permitted in all applicable zoning districts. Erosion control devices shall be approved by the MDEQ. The erosion control device shall meet MDEQ’s design, construction and maintenance standards, and shall be built prior to or concurrently with the construction of the principal structure. State permits shall be presented to the Zoning Administrator prior to construction.

**1032. Keeping of Pets.**

The keeping, raising, and breeding of pet animals, including dogs and cats, for show purposes, protection of property, or for personal enjoyment is allowed in any zoning district, subject to the following conditions:

1. The keeping of three or fewer dogs and/or cats is generally considered to have minimal nuisance value, and no site improvement or method of housing said pets is required. However, this does not set aside requirements to comply with county or state regulations regarding licensure, personal liability, and freedom to leave the property.
2. The keeping of more than three (3) dogs and/or cats six (6) months old or older requires the following site improvements and housing requirements:
  - a. All pets shall be restricted from leaving the site unattended.
  - b. In the event pets are housed outside the principal structure on the site, the structure housing the pets shall be located no less than twenty-five (25’) feet from any lot line. In the event a fence is not located around the perimeter of the site, a fence shall be constructed around the structure housing the pets.
  - c. The height of the required fence shall be adequate to prevent any pet from getting beyond the boundaries of the fenced enclosure. The fence shall be adequately secured to the ground to prevent tunneling beneath the fence.

**1033. Motor Vehicle Storage in Residential Districts.**

Storage in a residential district shall be permitted only when it is accessory to the principal use of the parcel or adjacent parcel when owned by the same person.

1. The storage of travel trailers, utility trailers, recreation vehicles and similar items shall not be permitted within the required front yard.
2. No storage shall be permitted closer than five (5’) feet to any dwelling unit, nor closer than three (3’) feet to any side lot line.

3. Semi-trailers, over-the-road commercial haulers, gravel trains and similar vehicles licensed for twenty thousand (20,000) pounds or more gross vehicle weight (GVW) are not permitted to be parked or stored in any residential district except in a completely closed building which building subject to size limitations set forth in this Ordinance.
4. Licensed motor homes shall not be stored or parked in the required front yard for a period exceeding seven (7) days in any calendar month not more than three (3) non-consecutive months in a calendar year.

**1034. Excavation (Unauthorized).**

The existence within the limits of Manistee Township of any unprotected, unbarricaded, open or dangerous excavations, holes, pits, or wells, or of any excavations, holes, pits, or wells which constitute or are reasonably likely to constitute a danger or menace to the public health, safety, or welfare, are hereby prohibited and declared a public nuisance; provided however, that this Ordinance shall not prevent any excavations under a permit issued pursuant to the provisions of this Ordinance.

**104. Parcel and setback**

**1040. Lot Size Averaging.**

1. Lot size averaging may be permitted by the Commission, upon application from the property owner, if the Commission determines that it will provide a better relationship of lots to the topography, vegetation or other natural or man-made features. Lot size averaging is the allowance for a change in lot area and width in a development, but with the average lot area meeting the minimum area as required in that particular zoning district.
2. In the case where lot size averaging is permitted, the following conditions shall be met:
  - a. Reduction of lot area or width below the minimum required for the zoning district shall not be permitted for more than one-third (1/3) of the total number of lots in the development.
  - b. No lot shall have an area or width more than ten (10) percent below that area or width required in the Schedule of Regulations.
  - c. All computations showing lot area and the average resulting through this technique shall be indicated on the print of the preliminary plat.
  - d. The submittal shall be reviewed and approved in accordance with terms, conditions, and standards of the Land Division Act, PA 591 of 1996, as amended.

The overall density of the development shall not be increased over what would be allowed without Lot Size Averaging

**1041. Cross-District Averaging.**

1. When two or more zoning districts are involved within the boundaries of one parcel of land which is under consideration for development of one-family residential use pursuant to the Land Division Act, the Commission, upon application from the property owner, may grant a change from the minimum requirements of the several zoning districts so involved, so as to provide cross-district lot size and density averaging within the boundaries for such parcel of land.

2. In the case where cross-district averaging is permitted, the following conditions shall be met:
  - a. The relocation of lot lines shall generally conform to the existing topography, vegetation, and other natural or manmade features.
  - b. No single lot in any individual zoning district shall have an area or width which is less than the minimum required for the higher density zoning district part of the cross district development project.
  - c. All computations showing the total number of lots permitted and average lot size allowed resulting from this technique shall be indicated on the print of the preliminary plat.
  - d. The submittal shall be reviewed and approved in accordance with the terms, conditions, and standards of the Land Division Act, PA 591 of 1996, as amended.

**1042. Fences.**

1. Residential Fences. Fences in residential zones are permitted or required, subject to the following:
  - a. Fences on all lots of record in all residential districts, which enclose property and/or are within a side or rear yard, shall not exceed six (6') feet in height. This distance shall be measured from the grade to the highest point of the fence. No fence, wall, or hedge shall rise over three (3') feet in height in front of the house or in the required minimum front yard, whichever is greater; the measuring technique employed shall be the same as stated above. In addition, no fence, wall, or hedge shall be located within a public right-of-way, occupy a clear vision zone established by Section 1053. of this Ordinance, or interfere with visibility from a driveway. The Zoning Administrator is hereby empowered to cause all such obstructions to be removed in the interest of public safety.
  - b. Front yard fences are allowed to be located on the front lot line. Side yard fences may be located on the lot line provided it does not exceed six (6) feet in height. For fences over six (6) feet in height, the side yard setback shall apply.
  - c. No obscuring fence or wall shall be located within the front yard. Decorative fencing which does not materially impede vision shall be permitted in a front yard provided it does not exceed a height of three (3') feet. Non-obscuring decorative fencing does not include chain-link fencing.
  - d. Fences shall consist of at least one side that is of "finished" quality. The term "finished" refers to the covering of raw material so as to protect it from the natural elements; this includes but is not limited to the painting of metal, galvanization, and the painting or staining of wood. The finished side of the fence shall face away from the property that is being fenced.
  - e. Fences not used for farm operations shall not contain barbed wire, electric current, or charge of electricity.
  - f. All fences shall comply with the requirements of the Building Code.
  - g. Nothing contained herein shall be construed to take precedence over private deed restrictions where more restrictive than the above described regulations.
2. Nonresidential Fences

- a. Fences located in other than residential districts or on the boundary between such districts shall not exceed eight (8') feet in height, measured from the surface of the ground.
  - b. Fences, which enclose public or institutional parks, playgrounds, or public landscaped areas, situated within an area developed with recorded lots, shall not obstruct vision to an extent greater than twenty-five (25) percent of their total area.
  - c. No fence, wall, or hedge shall be located within a public right-of-way, occupy a clear vision zone established by Section 1053. of this Ordinance, or interfere with visibility from a driveway. The Zoning Administrator is hereby empowered to cause all such obstructions to be removed in the interest of public safety.
  - d. Fences located within twenty-five (25') feet of an intersection shall not exceed thirty (30") inches in height.
3. Fences shall not contain barbed wire, electric current, or charge of electricity. In the case where the security of industrial and commercial property is concerned, the Commission may approve a fence eight (8') feet in height with barbed wire attached to the top of such fence as part of the site plan review process. This provision does not apply to fences in conjunction with agricultural operations.

**105. Road, Parking, access**

**1050. Driveways and Private Street Standards.**

- 1. Access to Streets
  - a. In any district, every use, building or structure established after the effective date of this Ordinance must be on a parcel having legal access to a public street or to a private street or easement that connects to a public street.
- 2. Driveway Design. Driveways, unless specified otherwise in this Ordinance:
  - a. May serve as many as three (3) principal buildings.
  - b. Shall have a minimum, unobstructed width of twelve (12) feet and a minimum unobstructed height of fourteen (14) feet. Driveways over two hundred (200) feet long shall have a turnaround within fifty (50) feet of the principal structure.
  - c. Any gate shall open inward, with a clear opening which is two (2) feet wider than the driveway, and located within the appropriate setback of the respective land use district.
  - d. Shall have an address number displayed on a sign or mailbox in compliance with the County Address Ordinance.
- 3. Private Street Standards
  - a. Private streets and roads will be permitted where desirable and acceptable to the Commission. All such streets shall be named and marked, at owner's expense, by a sign, stating the street or road is private.
  - b. The creation of a private street(s) that provides access to a division of land or a development with five (5) or more principal buildings shall meet or exceed the current standards established by the

Manistee County Road Commission for improved public roads. Private streets providing access to fewer than five (5) principal buildings shall meet the same improved public road standards except a hard surface is not required. Prior to the construction of a fifth principal structure on a private street, the entire length of the private street shall be paved according to the current standards of the Manistee County Road Commission.

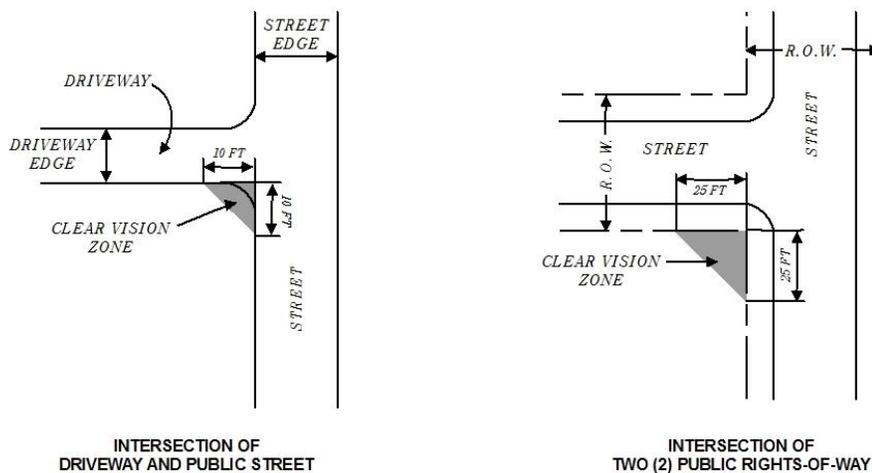
- c. All private streets shall have a minimum right-of-way easement of at least sixty-six (66) feet, or the current Manistee County Road Commission designated right-of-way width, whichever is greater.
- d. No structures or development activity shall be established within the approved rights-of-way or easements.
- e. All private street easements shall contain provisions for the placement of public utilities.
- f. Continued maintenance of private streets shall be the responsibility of the owner(s) of property served by the private street. Prior to the construction of the fifth (5<sup>th</sup>) principal building or structure on a private street, a written maintenance agreement, signed by all of the owners of the parcels served and to be served by the private street, shall be filed with the Administrator and approved by the Commission.

**1053. Corner Clearance and Visibility.**

No fence, wall, structure or planting shall be erected, established or maintained on any corner lot which will obstruct the view of a driver of a vehicle approaching the intersection, excepting that shade trees would be permitted where all branches are not less than eight (8') feet above the road level. In the case of a street intersection, such unobstructed corner shall mean a triangular area formed by the street lines and a line connecting them at points twenty-five (25') feet from the intersection of the street lines or in the case of a rounded property corner from the intersection of the street lines extended. In the case of driveway/street intersection, the aforementioned technique shall also be used, however a ten (10') foot dimension situated along the driveway and property line shall be utilized. Decorative fencing which would be approved on a corner could include open weave, split rail or similar fencing. Refer to illustration 6.

1. Location of a structure on a corner lot. Both street setbacks shall be the district front yard setbacks.

**Illustration 6. Corner Clearance and Visibility.**



**1054. Parking and Loading**

1. Statement of Purpose. Off-street parking and loading with access to all spaces shall be provided in all districts in accordance with these provisions at the time any structure or use is established, constructed, altered, or expanded. The number of off-street parking spaces, in conjunction with all building uses, shall be provided prior to the issuance of a Certificate of Occupancy, as hereinafter prescribed. When surfacing of the parking area is impractical due to inclement weather, the Zoning Administrator may permit temporary use of the parking lot for a period not exceed six (6) months.
2. General Provisions.
  - a. Applicability. The provisions of this Section shall apply to on-site parking areas for all uses other than single family or two-family residences.
  - b. Landscape plan requirement:

- i. No parking lot shall be constructed, enlarged or reconstructed until a parking pattern and a landscape plan for that parking lot has been approved by the Commission, or in the case of a permitted use, the Zoning Administrator.
  - ii. Landscape plans shall, where appropriate, be submitted as part of the site plan.
- c. Parking lot landscaping design criteria. The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity. Shrubbery, hedges and other live planting material shall be used to complement the tree landscaping, but shall not be the sole contribution of the landscaping. Effective use of earth berms and existing topography is also encouraged as a component of the landscaping plan.
  - i. Parking lots exceeding five thousand (5,000) square feet (including all parking spaces, lanes, drives and other areas devoted to vehicular use) shall be landscaped with at least one landscape island. For each additional five thousand (5,000) square feet (or each additional twenty (20) spaces, whichever is greater) an additional landscape island shall be required. Landscape islands shall be at least one hundred eighty (180) square feet in size, with a minimum width of ten (10') feet. Landscape islands shall be landscaped with one shade canopy tree and three (3) shrubs for every eight (8) parking spaces.
  - ii. The Zoning Administrator or Commission may allow the substitution of bump-outs or other landscaping elements in lieu of landscape islands, as long as the square footage, width, and landscaping requirements are still met.
  - iii. Where plant material exists on a site prior to its development, such landscape material may be used if approved as meeting requirements of this part.
- d. Planting materials:
  - i. At least fifty (50) percent of all tree stock upon planting shall be of size equal to one-and-one-half (1 1/2") inch caliper for deciduous stock measured six (6") inches above ground level. Said tree shall be in a minimum of five (5) gallon container, if container stock; or a minimum of twelve (12") inch root spread, if bare root stock; or a minimum of fourteen (14") inch ball, diameter. Size adjustments which reflect the growth habits of particular species may be made at the discretion of the Zoning Administrator.
  - ii. At least fifty (50) percent of all shrub stock shall be of a size equal to or greater than four (4') feet in height, if deciduous; twenty-four (24") inch spread, if creeping or prostrate evergreens; or twenty-four (24") inch spread and height, if semi-spreading evergreens. Size adjustments which reflect the growth habits of particular species may be made at the discretion of the Zoning Administrator or Commission.
  - iii. All ground surfaces contained within areas designated on the landscape plan as planting areas shall be planted and maintained in ground cover. Other landscape elements such as decks, patios and stepping stones, landscape zones, and ponds may also be incorporated into such areas.
  - iv. All landscaping shall be protected from vehicular traffic by standard concrete curbing and gutter.

- e. Street frontage planting requirements:
  - i. A landscaping strip ten (10') feet in width shall be located between the abutting sidewalk or proposed right-of-way line and the parking lot, except where driveway or other openings may be required.
  - ii. The minimum planting required shall be Greenbelt "A", in Appendix B.
  - iii. No foliage or structural features shall obstruct the visibility of the motoring public.
- f. When required off-street parking in a nonresidential district abuts a residential district, the minimum planting required shall be Greenbelt "B" , in Appendix B.
- g. Maintenance:
  - i. The owners and their agents shall be responsible for providing, protecting, and maintaining all landscaping in healthy growing conditions, replacing it when necessary, and in conformance with original approvals. Yards shall be free of refuse and debris. All walls or fences shall be kept in good repair. All landscaping materials shall be placed so as not to grow out into the public right-of-way.
  - ii. Cash escrow requirement. During the months of November through April the applicant shall post a bond or cash escrow equal to one and one-half (1 1/2) times the estimated cost of the landscaping project. Release of the cash escrow is conditional upon satisfactory installation of the greenbelts, parking lot landscaping and general landscaping.
- h. Off-street parking for nonresidential uses shall be either on the same lot or within three hundred (300') feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant.
- i. Required residential off-street parking spaces shall consist of a parking strip, parking bay driveway, garage, or combination thereof and shall be located on the premises they are intended to serve, and subject to the provisions of Section 1070. of this Ordinance, "Accessory Buildings."
- j. Any area once designated as required off-street parking shall never be changed to any other use unless and until equal facilities are provided elsewhere or site plan review approves a change in required parking.
- k. Off-street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or new use or site plan review approves a change in required parking.
- l. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited on any area designated as a parking lot.

- m. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Zoning Board of Appeals considers to be similar in type.
- n. When units of measurement determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.
- o. A suitable means of ingress and egress shall be provided and located to minimize traffic congestion and interference with pedestrian movement. The location of all entrances and exits and directional signs shall be approved by the Commission, and where required by the Manistee County Road Commission and the Michigan Department of Transportation.
- p. Federal and State requirements regarding handicapped parking and access shall apply.
- q. Off-street parking shall be permitted to occupy part of the required front yard only after the approval of the parking plan layout and points of ingress and egress by the Commission provided that there shall be maintained a minimum unobstructed and landscaped setback of fifteen (15') feet between the nearest point of the off-street parking area and the street right-of-way line.
- r. For the purpose of computing the number of parking spaces required, the definition of usable floor area shall govern.

### 3. Collective Parking.

- a. The collective provision of off-street parking for two or more structures or uses may be permitted provided that the number of spaces provided collectively is not less than the sum of the requirements for various individual uses, except as provided below.
- b. The total of such off-street parking facilities for joint or collective use may be reduced by the Commission in accordance with the following rules and standards:
  - i. Uses for which the collective off-street parking facilities are to serve shall either operate during different hours of the day or night, or shall have peak hour parking demands that do not coincide.
  - ii. Not more than fifty (50) percent of the off-street parking facilities required for churches, bowling alleys, dance halls and establishment for sale and consumption of alcoholic beverages, food, or refreshments may be supplied by off-street parking facilities provided for other buildings.
- c. A legally sufficient written agreement assuring the joint usage of said common parking for the combination of uses or buildings shall be properly drawn and executed by the parties concerned, approved as to form and execution by the Commission and Township Attorney, and filed with and made part of the application for a land use permit.

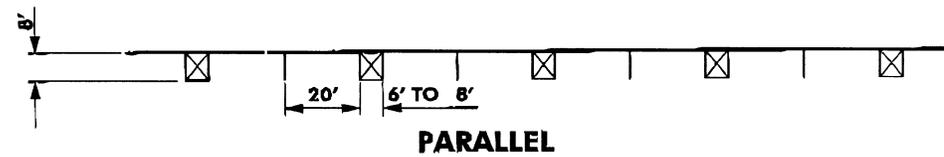
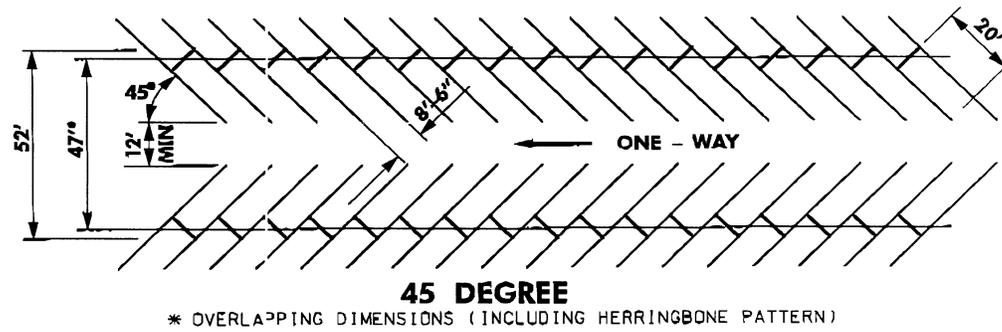
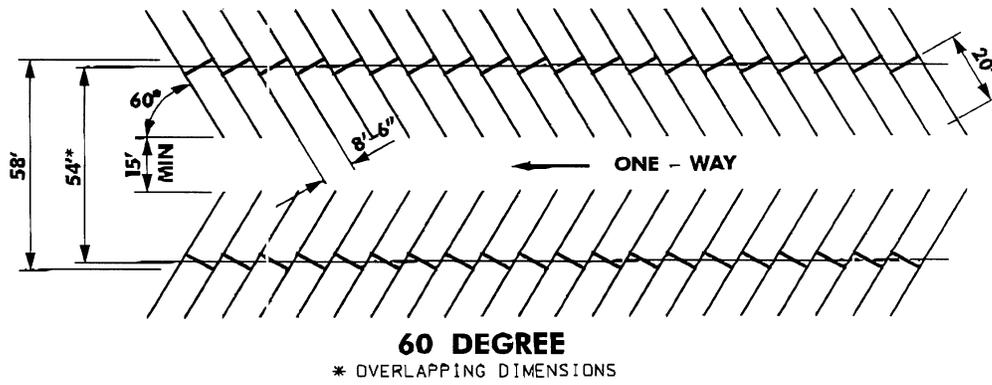
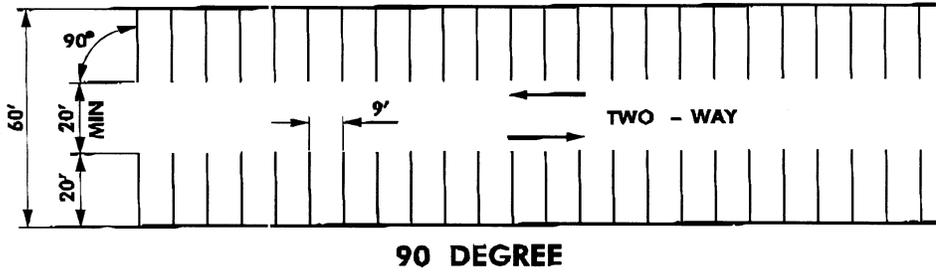
### 4. Off-Street Loading.

- a. Uses involving the receipt or distribution by vehicles of materials or merchandise shall provide and permanently maintain adequate space for standing, loading and unloading

services in order to avoid undue interference with public use of the streets or alleys, and thus, help relieve traffic congestion.

- b. Every such building or structure housing such a use shall be provided with at least one truck standing, loading and unloading space on the premises not less than ten (10') feet in width, twenty-five (25') feet in length and fourteen (14') feet in height. One additional truck space of these dimensions shall be provided for every additional twenty thousand (20,000) square feet or fraction thereof of gross floor area in the building.
  - c. Off-street loading space and access drives shall be drained, lighted and shall have appropriate bumper or wheel guards where needed.
  - d. When required off-street loading in a nonresidential district abuts a residential district, the minimum planting required shall be Greenbelt "B", in Appendix B.
  - e. Loading spaces shall not be construed as supplying off-street parking space.
5. Off-Street Parking Space Layout, Standards, Construction and Maintenance. Whenever the off-street parking requirements of the Zoning Ordinance require an off-street parking facility, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:
- a. No parking lot shall be constructed unless and until a permit therefore is issued by the Zoning Administrator and shall be accompanied with two (2) sets of plans for the development and construction of the parking lot showing that the provisions of this Section will be fully complied with.
  - b. Plans for the layout of off-street parking facilities shall be in accord with the following minimum requirements. Refer to illustration 6.

Illustration 6. Parking Layout.



Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of Two Tiers of Spaces Plus Maneuvering Lane*	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
0° (Parallel)	12 feet	8 feet	28 feet	--	--
45°	12 feet	8 feet + 6 in.	20 feet	47 feet	52 feet
60°	15 feet	8 feet + 6 in.	20 feet	54 feet	58 feet
90°	20 feet	9 feet	20 feet	60 feet	--

\*Measured from the centerlines of the parking stall borders (see illustration 6)

- c. Each entrance and exit, to and from any off-street parking lot located in the Commercial and Industrial Districts shall be at least twenty-five (25') feet distant from adjacent property located in any single family residential district.
- d. Except for those serving single and two-family dwellings, all off-street parking areas shall be screened from view from any adjoining residential property. Such screening shall consist of earth berms, permanent walls, or landscaping subject to the approval of the Planning Commission and in accordance with the provisions set forth in Section 1030. of this Ordinance.
- e. When a front yard setback is required, all land between said screening and the front property line or street right-of-way line shall be kept free from refuse and debris and shall be landscaped with deciduous shrubs, evergreen material and ornamental trees. The ground area shall be planted and kept in lawn. All such landscaping and planting shall be maintained in a healthy, growing condition, neat and orderly in appearance.
- f. The entire parking area, including parking spaces, driveways, and maneuvering lanes, required under this section, shall be provided with asphaltic or concrete surfacing. The parking area shall be surfaced prior to issuance of a Certificate of Occupancy for the facility which it serves. All parking lots shall be striped according to the approved site plan.
- g. In the event that inclement weather or other conditions beyond the control of the builder would make the surfacing of the parking area impractical prior to the desired date of occupancy, the Zoning Administrator may waive Section 1054.6 of this Ordinance for a period not to exceed six (6) months. A mandatory condition of this temporary occupancy shall be that a cash deposit, certified check, irrevocable bank letter of credit or performance bond acceptable to the Township, in the full amount necessary to provide the surfaced area, be deposited with the Manistee Township Treasurer, prior to any occupancy of the facility which it serves.
- h. Those nonresidential structures in existence and operational at the time of adoption of this Ordinance amendment shall be exempt from the provisions regarding hard surfacing except that asphalt or concrete surfacing shall be required for all parking required as a result of business expansion beyond fifteen (15) percent of the usable floor area of the development existing on-site.

- i. Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or towards buildings.
- j. In all cases where a wall extends to an alley which is a means of ingress and egress to an off-street parking area, it shall be permissible to end the wall not more than ten (10') feet from such alley line in order to permit a wider means of access to the parking area.
- k. Except for those serving single and two-family dwellings, all parking shall be provided with wheel stops or bumper guards so located that no part of parked vehicles will extend behind the property lines or into required landscaped areas.
- l. The Planning Commission may modify the yard or wall requirements where no good purpose would be served by compliance with the requirements of this section.

6. Parking Space Requirements.

- a. The minimum number of off-street parking spaces required for any structure or use which is established, constructed, altered or expanded shall be determined in accordance with the following schedule:

Use	Required Parking Spaces
1. One family dwelling or mobile homes.	Two (2) for each dwelling unit.
2. Multiple dwellings.	Two (2) for each dwelling unit.
3. Elderly housing, boarding or lodging houses.	One (1) for each individual living or sleeping unit plus one (1) space for each employee. Should the units revert to general occupancy, then two (2) spaces per unit shall be provided.
4. Hotel and motel.	One (1) for each unit, plus one (1) for each employee on the largest shift, and required parking for accessory uses.
5. Bed and breakfast.	Two (2) spaces plus one (1) additional space for each room to be rented.
6. Inns.	Two (2) spaces, plus one space for each room to be rented plus parking as required for each accessory use.
7. Hospitals.	One (1) for each three (3) patient beds; plus one (1) space for each staff or visiting doctor; plus one (1) space for each employee for the largest shift.
8. Churches.	One (1) for each three (3) seats or per each six (6) feet of pews, whichever is greater.

9. Auditoriums (incidental to schools churches, theaters), or buildings of similar uses with fixed seats.	One (1) for each six (6) seats, plus one (1) additional space for each two (2) employees.
10. Auditoriums (other than incidental to schools), lodge halls or buildings of similar uses without fixed seats.	One (1) for each three (3) persons permitted in such edifice as determined in the capacity limitations, thereof, by the Fire Marshal.
11. Elementary and junior high school.	One (1) for each employee (including teachers and administrators) in addition to the requirements of the auditorium.
12. High schools or business schools	One (1) for each employee (including teachers and administrators) and one (1) for each ten (10) students in addition to the requirements of the auditorium.
13. Libraries, museums, and post offices.	One (1) for each eight hundred (800) square feet of usable floor area plus one (1) for each two (2) employees.
14. Private clubs or lodge halls.	One (1) for each three (3) persons allowed within the maximum occupancy load as established by the Fire Marshal.
15. Private golf clubs, swimming pool clubs, tennis clubs or other similar uses.	One (1) for each two (2) member families or each two (2) individuals anticipated, plus spaces required for each accessory use, such as restaurant or bar.
16. Golf course open to the general public, except miniature golf or "Par 3" courses.	Four (4) for each (1) golf hole and one (1) for each one (1) employee, plus spaces required for each accessory use, such as a restaurant or bar.
17. Miniature or "Par 3" golf course.	Three (3) for each hole plus one (1) for each employee.
18. Stadium, sports area, or similar place of outdoor assemble.	One (1) for each four (4) seats or six (6) feet of benches.
19. Theaters and assembly halls.	One (1) for each four (4) seats plus one (1) for each two (2) employees.
20. Bowling lanes.	Five (5) for each bowling lane plus accessory uses.
21. Dance halls, pool or billiard parlors, roller rinks, banquet halls, exhibition halls, and assembly halls without fixed seats.	One (1) for each three (3) persons allowed within the maximum or skating occupancy as established by Fire Marshal or local, county or state fire, building or health codes, or one for each one hundred fifty (150) square feet of usable floor area, whichever is greater.

22. Restaurants, clubs, establishments for sale and consumption on the premises of beverages, food or refreshments.	One (1) for each one hundred (100) square feet of usable floor area or one (1) for each two (2) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes, whichever is greater.
23. Furniture and appliance, household equipment, repair shops, personal service establishments, showroom of a plumber, decorator, electrician or similar trade, shoe repair, similar uses.	One (1) for each one thousand of (1,000) square feet of usable floor area. (For that floor area used in processing, one (1) additional space shall be provided for each two (2) persons employed therein).
24. Automobile service and repair facilities.	Two (2) for each lubrication stall, rack, or pit; one (1) for each gasoline pump and one (1) for each employee.
25. Self service filling station and convenience store.	One (1) space for each gasoline pump, and one (1) space for each two hundred (200) square feet of usable floor area.
26. Laundromats and coin operated dry cleaners.	One (1) for each two (2) washing and/or dry cleaning machines.
27. Mortuary establishment including funeral homes.	One (1) for each thirty (30) square feet of usable floor area in assembly, parlor, or slumber rooms.
28. Motor vehicle sales and service establishments.	One (1) for each two hundred (200) square feet of usable floor area of sales room, and one (1) for each (1) auto service stall in the service room.
29. Retail stores except as otherwise specified herein.	One (1) for each two hundred (200) square feet of usable floor area.
30. Fast food and drive-in restaurants.	One (1) for each two (2) employees, plus (1) for each two (2) seats intended for patrons within the restaurant building, and one (1) for each twenty (20) square feet of usable floor area available in the order-waiting area.
31. Beauty shops and barber shops.	Two (2) for each of the first two (2) beauty and/or barber shop chairs and one and a half (1 1/2) spaces for each additional chair.
32. Planned commercial or shopping centers.	One (1) for each hundred (100) square feet of usable floor area.

33. Auto wash.	One (1) for each one (1) employee. In addition, adequate waiting space for autos shall be provided on the premises.
34. Banks.	One (1) for each one hundred (100) square feet of usable floor area.
35. Drive-in banks, cleaners and similar businesses.	Storage space for five (5) cars between the sidewalk area and the service window and one (1) for each two (2) employees.
36. Nursery school, day nursery, or child care centers.	One (1) for each three hundred and fifty (350) square feet of usable floor space.
37. Business offices or professional offices except as follows in number	One (1) for each two hundred (200) square feet of usable office floor area.
38. Professional office of doctors, dentists or similar professions.	One (1) for each one hundred (100) square feet of usable floor area or one (1) for each twenty-five (25) square feet in waiting rooms, and one (1) for each examining room, dental chair, or similar use area, whichever is greater.
39. Industrial or research establishments and related accessory offices	Five (5) plus one (1) for every one and one-half (1 1/2) employees in the largest working shift. Space on-site shall also be provided for all construction workers during periods of plant construction.
40. Warehouse and wholesale establishments and related accessory offices.	Five (5) plus one (1) for every one (1) employee in the largest working shift, or one (1) for every seventeen hundred (1,700) square feet of usable floor space, whichever is greater.

- b. Each parking lot that services a building entrance, except single or two-family residential or temporary structures, shall have a number of level parking spaces for the physically handicapped as set forth in the following table, and identified by above grade signs as reserved for physically handicapped persons.

Total Spaces in Parking Lot	Required Number of Accessible Spaces
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5

151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	Two (2) percent of total
Over 1,000	Twenty (20), plus one (1) for each one hundred (100) over one thousand (1,000).

- c. Parking spaces for the physically handicapped shall be a minimum of twelve (12') feet wide and must meet all other applicable requirements as to size as set forth in this Section per State requirements.
- d. The Commission may waive the minimum parking spaces required, or permit staging of parking lot construction, upon good cause shown and, in order to preserve natural features, open space, greenbelts or other positive site planning effects.

**106. Aesthetic, sign, and related**

**1060. Sign Regulations**

1. Location. No sign or outdoor advertising structure shall be erected at any location where by reason of its position, size, shape or color, it may interfere with or obstruct the view of, or be confused with any authorized traffic sign, signal, or device so as to interfere with, mislead, or confuse traffic, or the public. No sign shall be placed in any road intersection (in a triangle forty feet each direction from the corner).
2. On Premises Signs (no permit needed). In any zone, signs for advertising on-site sale of products derived from the land or premises upon which the sign is located, or sale of the premises shall be allowed without a permit provided the sign meets the following criteria:
  - i. Its size shall not exceed nine (9) square feet.
  - ii. A minimum setback shall be at the edge of any road right of way.
  - iii. It does not interfere with public safety.
  - iv. It must be at least fifteen (15') feet from side lot lines
  - v. No part of the sign shall be more than ten (10') feet high.
  - vi. No illuminated signs shall be permitted.
  - vii. Is temporary in nature, no longer than sixty (60) days.
3. Attached Signs (no permit needed). In Commercial or Industrial Zone districts, signs that are flush with and permanently attached to the commercial structure shall be permitted without a permit.
4. Off Premises Signs (requires permit). Advertising signs, billboards, advertising displays, outdoor displays and other advertising media may be permitted within a front yard area in the Industrial I-1, Restricted Commercial CR-1, Commercial C-1, and Multiple Use M-1, Land Use Districts, provided that they comply with the following conditions:

- i. The advertising sign or display complies with statutes and regulations of the State of Michigan.
  - ii. The advertising sign or display shall not be more than two hundred fifty (250) square feet in area and dimensions not greater than ten (10') feet in height and twenty-five (25') feet in width. Such signs or displays shall not be erected within five hundred (500') feet of any dwelling existing at the time said sign or display is erected or moved to such location, provided such dwelling is used exclusively for residential purposes and, should a dwelling be erected at any time within the five hundred (500') feet limitation, the permit shall be revoked and the owner of the sign, or his authorized agent, shall be notified of the revocation and such signs shall then be removed at the owners expense, within ninety (90) days.
  - iii. The advertising sign or display, except directional signs within one hundred (100') feet of intersections, shall not be erected within three hundred (300') feet of an existing sign or display.
  - iv. The advertising sign or display shall not be less than fifty (50') feet from the highway right-of-way line measured by a line perpendicular to the highway right-of-way line.
5. **Other Signs (requires permit).** Any other signs, advertising structures, billboards (non-accessory signs), etc., other than those permitted heretofore require a permit from the zoning Administrator.
6. **Permit Application.**
- i. Application for a sign permit shall be made in writing to the Zoning Administrator and deposited at the Township Hall.
  - ii. Permit fees, as established by the Township Board, must accompany the application.
  - iii. The Zoning Administrator may either issue or deny a permit. If the permit is denied, the applicant may appeal the decision of the zoning Administrator, thru the appeal process.
  - iv. Permits may be revoked if the sign has deteriorated or is dilapidated.
7. **Permit Criteria for Issuance.**
- i. A sign must be in a commercial, industrial, or multiple use zoned area.
  - ii. Maximum sign size of a sign where the speed limit is forty miles per hour (40 mph) or less shall be no more than eighty (80) square feet. Where the speed limit is more than forty miles per hour (40 mph) the maximum sign size is one hundred twenty (120) square feet.
  - iii. Maximum sign height shall be twenty feet (20') where the speed limit is forty miles per hour (40 mph) or less or where the speed limit is more than forty miles per hour (40 mph) the maximum sign height is twenty-five feet (25').
  - iv. A minimum setback shall be at the edge of any road right-of-way and fifteen feet (15') from any side lot line.
  - v. No sign or part of a sign shall extend into any road right of way.
  - vi. Signs may be illuminated; however, such illumination shall be concentrated upon the surface of the sign and the sign shall be so located and arranged as to avoid glare or reflection onto any portion of any adjacent highway, or the path of oncoming vehicles, or onto any adjacent premises.

- vii. In no event shall any sign have flashing or intermittent lights, nor shall the lights or sign be permitted to rotate or oscillate.
  - viii. Scrolling or trailing electronic variable message signs are allowed.
  - ix. No sign shall be placed in such a manner as to obstruct the view of another sign or business.
  - x. All on-premises signs shall advocate only facilities, products, or services located at the site of the sign.
8. **Obsolete Signs.** It is unlawful to maintain for more than one hundred twenty (120) days any sign which has become obsolete because of discontinuance or removal of a business, service, or activity which it advertises. The fact that an obsolete sign is nonconforming shall not be construed as modifying any of the requirements of this section.
  9. **Special Event Signs (requires a permit).** Signs with an approval permit denoting special events of interest of a public or quasi-public nature (i.e., a horse show) shall not exceed eighty (80) square feet in area. Such signs shall be removed within ten (10) days after the event.
  10. **Private Sales Signs (no permit required).** Garage, yard, basement or other similar private sales shall be governed by other provisions of this Ordinance.
  11. **Site Plan Signs.** In the case of a plat or other similar development, or a commercial or industrial site plan approval or other special use request, a sign, if any, shall be considered as part of the application process and its location, size and setbacks should be included on the application and site plan.
  12. **Real Estate Signs (no permit required).** Real estate “for sale” signs shall be removed within five (5) days after the close of sale or issuance of a building occupancy permit.
  13. **Political Signs (no permit required).** Signs which support or oppose a candidate for public office or a ballot proposal, provided:
    - i. The candidate for public office or ballot proposal is included on the official ballot for the next upcoming general or special election, including primary elections.
    - ii. Meet all the requirements of Section 1060.2. of this Ordinance, On Premises Signs (no permit needed), except time limitations as in Section 1060.13.iii. of this Ordinance.
    - iii. All such signs are removed within thirty (30) days of the election at which the candidate for public office or ballot proposal is finally determined.
  14. **Sign Condition – All Signs.** All signs and appurtenances thereto shall be kept in good repair and in proper state of preservation with all display surfaces neatly painted or posted at all times.

## **107. Structure**

#### **1070. Accessory Buildings, Structures and Uses.**

Accessory buildings, structures and uses are allowed in all zoning districts and except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

1. In Residential Districts R-1 and R-2, all accessory buildings and structures shall be in the side yard or rear yard, except when built as part of the main building and except where the parcel abuts a body of water, in which case accessory structures and buildings necessary for the enjoyment of the water, such as boathouses, docks and erosion control devices, may be placed in the waterfront yard and within the waterfront setback line. In land use districts other than the foregoing Residential Districts, accessory buildings and structures may be located in a front yard provided the parcel in question is larger than one (1) acre in size and a front yard setback is observed which is two times (x2) the normal front yard setback for the land use district in question; otherwise, accessory buildings and structures shall be located only in the side or rear yards. Nothing in this section shall be construed as modifying any other applicable requirement for the parcel in question, including, but not limited to, lot size or dimensions, road frontage or size of accessory building or structure.
2. An accessory building attached to the principal building shall be made structurally a part thereof, and shall comply in all respects with the requirements applicable to the principal building.
3. An accessory building and structure, unless attached and made a part of the principal building, shall not be closer than ten (10) feet to the principal building, and shall meet all setback requirements of the land use district in which it is to be erected, moved, altered or used unless otherwise expressly provided in this Ordinance, except that driveways may extend through setbacks, and erosion control devices, trees, shrubs, hedges and fences shall not be subject to setback regulations.
4. A maximum of two accessory buildings on a parcel shall be permitted in any residential district (R-1 and R-2). The maximum, size of the larger of the accessory buildings shall not exceed 1,200 square feet and the maximum size of the smaller shall not exceed 144 square feet.
5. No detached accessory building in a residential district shall exceed ten (10) foot side walls unless it contains Family Quarters for which a special use permit has been granted.

When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard line required on either street.

#### **1071. Temporary Dwellings during Construction.**

A temporary permit may be issued by the Zoning Administrator for a mobile home or other structure to be occupied for a period up to six (6) months while a single-family dwelling is being constructed. Such temporary permit may be extended by the Zoning Board of Appeals for like periods of time, but not after the original cause of need for the use shall cease to exist. The Zoning Board of Appeals shall require a cash deposit of not less than two hundred fifty dollars (\$250), which shall be returned in its entirety once the temporary use has been removed from the premises, in accordance with the provisions of the temporary use permit. Such temporary permit may not be granted or extended beyond a maximum of two (2) years. The mobile home or temporary structure must be removed within sixty (60) days after the expiration of the permit or the deposit will be used for its removal.

#### **1072. Swimming Pools.**

All swimming pools erected in the Township greater than twenty-four (24") inches in depth shall comply with the following requirements:

1. **Pool Location.** The pool or its fence must not be built within the required front yard or required corner lot side yard. Rear yard setbacks shall not be less than ten (10') feet between the pool outside wall and the rear property line, or less than the established easement width, utility or driveway at the rear property line, or less than ten (10') feet between pool wall and any building on the lot.
2. **Fence.** For the protection of the general public, all swimming pools shall be completely enclosed by a minimum four (4) foot fence or other means of access control. Above ground pools may have gates, removable or swing up steps or other means to limit entry in lieu of a fence.
3. **Electrical Installations.** All electrical installations or wiring in connection with swimming pools shall conform to the provisions of the National Electrical Code. If service drop conductors or other utility wires cross under or over a proposed pool area, the applicant shall make satisfactory arrangements with the utility involved for the relocation thereof before a permit shall be issued for the construction of a swimming pool. A no fault ground unit shall be provided to protect against electrical shock.
4. **Permits.** Building and/or electric permits are required prior to the construction of the pool or the installation of electrical service.

**1073. Height Exceptions.**

Except as herein provided, no building shall be erected or altered to exceed the height limit established by this Ordinance for the zone in which such building is located.

1. Chimneys, church towers and steeples, roof structures for the housing of elevators, stairways, tanks or ventilating equipment, firewalls, skylights, electrical transmission and communication poles, towers and antennas, theater screens, flag poles, smokestacks, water tanks, silos, conveyors or similar structures may be erected above the height limits established for the zone in which such structure is located provided the requirements of this Section are met.
2. If the height of any structures described in Section 1073.1. of this Ordinance above exceeds the height allowed in the zone wherein the building or structure is located, then all required yard dimensions shall be increased by not less than one (1') foot for each one (1') foot that the structure exceeds the height allowed in that zone.
3. Any structure intended for human occupancy, which exceeds 30 feet in height, shall require Fire Marshall approval.

**1074. Farm Markets.**

Farm markets include the sale of fruit, vegetables, eggs, cider and similar farm products. Meat packing or selling of meat or processed foods shall not be considered to be a farm market unless the facility is duly licensed by the state. All farm market uses are subject to the following requirements:

1. The maximum floor area of any building used for sales shall be five-hundred (500) square feet.
2. All buildings shall have a front setback of at least twenty-five (25') feet from the road right-of-way.
3. There shall be no more than two (2) temporary signs, neither sign to exceed sixteen (16) square feet of sign area. All signs shall be located on the Farm Market property.

4. All ingress and egress to the site shall be located at least sixty (60') feet from the intersection of any two roads measured from the proposed right-of-way lines.
5. A minimum of five (5) off-street parking spaces shall be provided and shall be laid out in such a way that they can be safely and conveniently used by the customers.

**1075. Dish Type Satellite Signal Receiving Stations.**

Dish type satellite signal receiving stations, greater than three (3') feet in diameter, hereafter referred to as stations, may be located in the Township subject to the following provisions:

1. For the purposes of this Ordinance, stations shall be considered as accessory structures. In any residential or mobile home park zoning districts no dish type antenna shall be placed in a required front yard or required side yard, but may be placed in other yard areas or roofs subject to the same restrictions as set forth for accessory buildings and structures.
2. Unless owned or operated by a public utility or company providing services to the public, stations shall not be linked to receivers which are not located on the same lot as the station.
3. Regardless of however turned or otherwise used, all parts of the station will be set back at least ten (10') feet from the side lot lines and shall be set back from the rear lot line no less than twenty (20') feet.
4. The height of the station, should the dish antenna be turned perpendicular to the ground, shall not extend above fifteen (15') feet, and the maximum diameter of any dish antenna shall not exceed twelve (12') feet.

No installation or erection of a station shall commence before a land use permit is obtained from the Zoning Administrator.

**1076. Buildings To Be Moved (Moveable Structures).**

The term "moving of buildings" includes movement of any buildings or structures being relocated within the Township, moved out of the Township or moved into the Township. A land use permit is needed when the building is being moved within or to the property lines of a lot or when such move necessitates movement along a County, State or Township road. Approval shall be contingent upon the Administrator determining that the following conditions have been met:

1. Any person desiring to move a building within or into Manistee Township shall file an application for a land use permit with the Zoning Administrator. Such moving of building application shall contain among other things, the following information:
  - a. Name, description and address of applicant.
  - b. A completed Land Use Application including site plan and building plans.
  - c. Length of time for the anticipated move.
  - d. Evidence that adequate insurance is provided to protect any improvements in the public right-of-way.
  - e. Evidence that adequate police protection has been arranged with the appropriate agency.

- f. Emergency telephone number for applicant and/or property owner.
  - g. A detailed description of the route and time of the move.
  - h. Proof that the building is capable of compliance with all township codes and ordinances prior to move.
2. Where a structure is moved into the Township, the structure must comply completely with all codes and ordinances prior to placement.

The Zoning Administrator must be in receipt of any necessary fee, licenses and bonds.

**1077. Wireless Communication Antennas.**

1. In order to encourage co-location and to minimize the number of Wireless Communication Support Facilities (WCSFs) within the Township, Wireless Communication Antennas (WCAs) shall be considered a permitted accessory use in all non-residential Zoning Districts when placed on or attached to any structure which constitutes a principle use, including existing WCSFs, provided that any WCA shall not extend more than twenty (20') feet above the tallest portion of the structure on or to which it is attached. Provided further that the height of any WCA shall not exceed one hundred (100') feet unless:
  - a. Located on a lawfully existing or approved WCSF; or
  - b. Located on a structure existing prior to the adoption of this regulation; or
  - c. Located on a structure which has received a height variance.
2. An application to install a WCA in a non-residential zoning district shall require approval from the Zoning Administrator.
3. The installation of a WCA as an accessory use in a residential zoning district may be allowed, but shall require review and approval by the Commission and shall include evidence that adequate servicing cannot be attained from the placement of a WCA in a non-residential zoning district.
  - a. WCAs shall require no personnel on the premises except as necessary for maintenance and repair.
  - b. If a WCA requires an accessory equipment storage structure, it shall not be greater than fifteen (15') feet in height and shall meet all zoning requirements.
  - c. WCAs shall not be allowed on any site used as a single-family dwelling unit.
  - d. All WCAs shall be designed to blend into or meet the aesthetic character of the principal (primary) structure where reasonably practical taking into consideration the location of the WCA and the line of sight angle and distance from the right-of-way and neighboring uses.
  - e. No accessory equipment structure or area shall be allowed in any rights-of-way which creates a public safety hazard.
  - f. This Section shall not exempt the applicant from such other government review and permitting procedures (i.e., FCC, FAA, etc.).

## **1078. Wind Energy Conversion Systems (WECS), Residential.**

### **1. Definitions.**

- a. Residential (small) WECS: A wind energy conversion system which has a rated capacity of 25kW or less and which is intended to primarily reduce on-site consumption of utility supplied power. A system is considered a residential WECS only if it supplies electrical power solely for on-site use, except that, excess power generated and not presently needed for on-site use may be used by or sold to the utility company.
- b. Tower: The vertical component of a WECS that elevates the wind turbine and attached blades above the ground.
- c. Meteorological Tower (MET): A tower used for measurement of wind speed and/or direction.

### **2. Standards. Residential WECS are allowed in all land use districts where structures of any sort are allowed subject to the following:**

- a. Tower height: The tower height shall be limited to 70 ft.
- b. MET Tower: A MET tower may be installed for a period of two (2) years. The structure must be set back from all property lines a distance equal to one (1) linear foot for every foot of height.
- c. Clearance of Blade: No portion of a WECS blade shall extend within 20 ft of the ground.
- d. Setback: All parts of the WECS, including guy wire anchors, must meet the set-back requirements of the underlying parcel. The set-back for the WECS, measured from the base to the blade tip at its highest point, must be set-back a minimum distance equal to one (1) linear foot for every foot of height.
- e. Noise: Residential WECS shall not exceed 60 dBA as measured at the closest neighboring inhabited dwelling. The level, however, may be exceeded during short-term, naturally caused events.
- f. Approved WECS: Residential WECS must be approved under a certification program recognized by the American Wind Energy Association. Proposed, non-certified residential WECS must first submit a description of the safety features of the turbine prepared by a registered, professional engineer.
- g. Utility Notification: No residential WECS may be installed until evidence has been given that the utility company has been informed of the customer's intent to install an interconnected, customer-owned generator. Off-grid systems shall be exempt from this requirement.
- h. Visual Appearance: Residential WECS shall at a minimum maintain a galvanized finish and be non-obtrusive in color, not be artificially lighted except as required by the FAA and not display advertising including flags, streamers or decorative items except for identification of the manufacturer, owner and operator.

## **1079. Building Grades and Lot Drainage.**

In establishing the grade on a lot or parcel for the purpose of any construction thereon, the following condition shall control:

1. The grades for all new development shall be completed so as to contain all runoff on the site or direct runoff to storm facilities without crossing abutting lands.

Where the grade on site is in any way to be increased above existing grades of the adjacent properties, the owner of the property shall, upon application for land use permit, submit a certification signed and sealed by a Registered Land Surveyor or a Civil Engineer stating the existing and proposed grades and that conditions set forth in items 1 of this Section are met.

## **108. Dwelling and residential**

### **1080. One and Two Family Dwelling Standards.**

A land use permit issued by the Township of Manistee shall be required before any dwelling unit is constructed, relocated, or moved into Manistee Township. All dwelling units and additions thereto shall be able to meet or exceed the construction standards of the Building and Fire Codes. In addition, the following regulations shall apply:

1. Mobile homes or trailers, outside of licensed mobile home parks, shall meet or exceed the requirements imposed by the United States Department of Housing and Urban Development Mobile Home Construction and Safety Standards (24 CFR 3280, and as such standards may be amended). The Zoning Administrator shall be furnished a certificate stating that such dwelling meets the minimum building code requirements applicable to such structure. Any addition to such mobile home must be designed and constructed by the manufacturer of such mobile home, or must be based upon an architectural plan deemed compatible with the overall design of the mobile home and approved by the Zoning Administrator.
2. All single family dwelling units shall have a minimum width across any front, side, or rear building face of twenty (20') feet at the time of construction or placement.
3. All dwelling units shall be firmly attached to a permanent foundation constructed on the site in accordance with the Building Code and shall have a wall of the same perimeter dimensions of the dwelling and additions thereto and constructed of such materials and type as required in the Building Code.
4. In the event that the dwelling is a mobile home, as defined herein, such dwelling shall also be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission and shall have a continuous perimeter wall as required above.
5. Each dwelling shall be connected to a public sewer and water supply or to approved private facilities. Road culvert permits must be obtained from the Manistee County Road Commission.

The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by State or Federal law or otherwise specifically required in an ordinance of the Township pertaining to such parks.

### **1081. Decks.**

A deck associated with a residential structure shall be subject to the following restrictions:

1. A deck shall not contain any solid vertical sides, meaning without openings or breaks.
2. A deck shall not be completely or partially covered by a solid, permanent roof, except the eaves of the principal structure.
3. A deck must meet the setback requirements of the zoning district.

Decks shall be constructed in accordance with requirements of the current Building Code.

**1085. Home Occupations.**

1. A home occupation shall not be offensive or change the character of the residence.
2. No article or service shall be sold or offered for sale on the premises, except such as is produced by the home occupation.
3. Such occupation shall not require external alterations or construction features, equipment, machinery, outdoor storage, or signs not customary in residential areas.
4. One (1) non-illuminated nameplate, not more than six (6) square feet in area, may be permitted which shall contain only the name and occupation of the resident of the premises.
5. Restaurants, animal hospitals, kennels, nursery schools, vehicle repair or bumpshops, among others, shall not be considered as home occupations.
6. The space inside the home required for the home occupation shall not exceed 20 percent of the total usable floor area.

**1086. Adult Foster Care Family Homes.**

In accordance with the 2006 PA 110 adult foster care family homes shall be permitted within all residential zoning districts and shall comply with all applicable Local Health Department and State Department of Health regulations.

**1087. Day Care Family Homes.**

In accordance with the 2006 PA 110 day care family homes shall be permitted within all residential zoning districts and shall comply with applicable Local Health Department and State Department of Health regulations.

**1088. Single-Family Cluster Housing.**

1. The intent of this Section is to encourage the development of single-family residential patterns that, through design innovation, will introduce flexibility so as to provide for a more appropriate development encouraging the preservation of open space through site planning.
2. The Commission may approve the clustering of single-family dwelling units on residentially zoned parcels of land ten (10) acres or more in size, under single ownership and control.
3. The Commission shall convene a public hearing held in accordance with the Michigan Zoning Enabling Act (PA 110 of 2006), as amended, as part of its review, study, and approval of an application for the cluster housing option.

4. The minimum yard setbacks, heights, and minimum lot sizes per unit as required by the Schedule of Regulations may be waived and the attaching of dwelling units may be accomplished subject to the following:
  - a. The minimum floor area for all units constructed under this option shall be at least equal to the minimum floor area requirements for the District in which the cluster is to be constructed.
  - b. The attaching of single-family dwelling units, one to another, may be permitted when said homes are attached by means of one or more of the following:
    - 1) Through a common party wall which does not have over seventy-five (75) percent of its area in common with an abutting dwelling unit wall.
    - 2) By means of an architectural wall detail which does not form interior room space.
    - 3) Through a common party wall in only the garage portion of an abutting structure.
  - c. The attachment of more than four (4) units in the above-described manner shall not be permitted.
  - d. In a single-family cluster housing development, the dwelling unit density shall be no greater than if the gross land area were to be developed in the minimum square foot lot areas as required for the single-family district in which the development is proposed. Exception in the form of a determined percentage density bonus may be granted by the Commission.
  - e. At least fifty (50) percent of the site is retained as permanent open space or in agricultural activity. In the case of agricultural activity, the method of open space protection shall specifically state that the property shall revert to permanent open space when and if the agricultural activity ceases. The details of the conversion and the maintenance of the open space shall also be provided.
5. Yard requirements shall be provided as follows:
  - a. Spacing between any grouping of four (4) or fewer one-family units and another grouping of such structures shall be equal to at least twenty (20') feet, measured between the nearest point of the two groupings. A grouping may include a single, freestanding unit.
  - b. All such groupings shall be situated so as to have one side of the lot abutting onto a common open space.
  - c. That side of a building adjacent to a dedicated street shall not be closer to said street than twenty five (25') feet.
  - d. This nature of development, when abutting a front yard of an existing recorded subdivision which is not a part of the site plan submitted under this Section, shall cause all dwelling units facing such subdivision to relate through its front or entrance facade and shall treat said side of the grouping as a front yard.
  - e. No building shall be located closer than thirty (30') feet to the property line of the site.
6. The building height shall not exceed two and one-half (2 1/2) stories or thirty-five (35') feet. In computing the building height of an individual unit in a cluster on a slope in excess of ten (10) percent and when the unit is constructed on posts, the first ten (10') feet of the height of the posts shall not be

computed. Application of the definition of "Building Height" shall apply over and above this ten (10') feet of post height.

7. A landscaped berm shall be required, at least six (6') feet high, or a ten (10') foot landscaped greenbelt shall be provided along the entire property line abutting a major thoroughfare. This berm may be included within a required side or rear yard. The slopes on said berms shall be gentle enough so as not to erode when planted in grass; and the design of the berm as it relates to street intersections, finding that it conforms with corner clearance visibility regulations found elsewhere in this Ordinance. A natural buffer, if one exists, may satisfy all or part of this requirement.
8. In submitting a proposed layout under this Section, the sponsor of the development shall include, along with the site plan, typical building elevations and floor plans, topography drawn at two (2') foot contour intervals, main floor grade elevations relative to the existing topography, all computation relative to acreage and density, details relative to the proposed berm or greenbelt and any other details which will assist in reviewing the proposed plan.
9. Site plans submitted under this option shall be accompanied by information regarding the following:
  - a. The proposed manner of holding title to open land.
  - b. The proposed method of regulating the use of open land.
  - c. The proposed method of maintenance of property and financing thereof.
10. All land not intended to be conveyed to individual dwelling unit owners shall be set-aside for the use of all occupants of the development. All such lands shall be protected by restrictions or covenants running with the land and must be approved by the Township Attorney to assure the following:
  - a. That title to the open land is held in common by the owners of all dwelling units in the detached single family cluster development.
  - b. A permanent organization for maintenance and management of all such areas shall be assured by legal documents prior to the issuance of the building permit.

#### **109. Reserved for future use**

**ARTICLE 12**  
**SUBDIVISION AND CONDOMINIUM DEVELOPMENT DESIGN STANDARDS**

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**1201. Subdivision Traffic ways, Streets and Roads.**

1. Intent: The standards set forth in this Ordinance are for the guidance of sub-dividers and represent desirable and acceptable practices. The required standards for streets, roads and intersections shall be the standards adopted by the Manistee County Road Commission for this Township. Generally, all streets shall be dedicated to public use. Arterial streets shall be dedicated to public use in all cases.
2. General
  - a. Street Location and Arrangement: When a major street plan has been adopted, subdivision streets shall be required to conform to the plan.
  - b. Local or Minor Streets: Such streets should be so arranged as to discourage their use by through traffic.
  - c. Street and Continuation and Extension: The arrangement of streets should provide for the continuation of streets from adjoining areas into new subdivisions, unless otherwise approved by the Manistee County Road Commission.
  - d. Stub Streets: Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions should be extended to the boundary line of the tract to make provision for the future projection of streets into adjacent areas.
  - e. Relation To Topographic: Streets should be arranged in proper relationship to topography so as to result in usable lots, safe streets, and reasonable gradients.
  - f. Alleys: Alleys are not desirable in areas of detached single or two-family residences. Alleys shall be provided in multiple dwellings or commercial subdivisions unless other provisions are made for service access, off-street loading, and parking.
  - g. Marginal Access Streets: Where a subdivision abuts or contains an arterial street, the Township may require:
    - 1) Marginal access streets approximately parallel to and on each side of the right-of-way.
    - 2) Such other treatment as it deems necessary for the adequate protection of residential properties and to afford separation of through and local traffic.
  - h. Cul-De-Sac Streets: Cul-de-sac streets should not be more than six hundred (600') feet in length. Longer cul-de-sac streets under certain topographic conditions or other unusual situations will be permissible if approved by the Manistee County Road Commission. Cul-de-sac streets should terminate with an adequate turnaround with a minimum radius of seventy five (75) feet for right-of-way and fifty (50) feet for pavement. Cul-de-sac streets are

discouraged unless emergency access is provided to all property in the event the street is blocked for any reason.

- i. Private Streets: Private streets and roads will be permitted where desirable and acceptable to the Commission. All such streets shall be marked, at owner's expense, by a sign, stating the street or road is private. Private streets shall be designed with a sixty-six (66) foot right of way with twenty-four (24) feet of hard surface.
  - j. Driveways: A lot or outlot in a subdivision which does not have direct access to a public street or approved private street may be provided assured permanent access by a permanent private easement across a platted lot or lots which complies with the standards for driveways provided by this ordinance. Such assured private access shall serve not more than three (3) lots. Such access, if approved by the Township based on the standards set forth in this ordinance, shall constitute assured permanent access for purpose of Section 186(1)(e) of the Land Division Act.
3. Specifications
- a. Street Right-of-Way Widths: Street and road right-of-way widths shall conform to the rules of the Manistee County Road Commission and the State Department of Highways with the following exception:
    - 1) Private roads and driveways serving less than five (5) residential lots do not need to be hard surfaced. The addition of a fifth lot shall require that the entire roadway be hard surfaced to Manistee County Road Commission standards.
    - 2) In subdivision or condominium developments, the street or road does not have to be hard-surfaced to Road Commission standards until 90 percent of the residential construction has been completed.
  - b. Street Gradients:
    - 1) Maximum Grades: Street grades shall not exceed five (5) percent on either local streets or collector streets.
    - 2) Minimum Grades: No street grade shall be less than zero point five (0.5) percent.
  - c. Street Alignment:
    - 1) Horizontal Alignment: When street lines deflect from each other by more than ten (10) degrees in alignment, the centerlines should be connected by a curve with a minimum radius of five hundred (500') feet for arterial streets, three hundred (300') feet for collector streets and one hundred (150') feet for local or minor streets. Between reverse curves, on minor streets, there should be a minimum tangent distance of one hundred (100') feet, and on collector and arterial streets, two hundred (200') feet.
    - 2) Vertical Alignment: Minimum sight distances should be two hundred (200') feet for minor streets and three hundred (300') feet for collector streets.

4. Street Name

- a. Street names shall not duplicate any existing street name in the County, except where a new street is a continuation of an existing street.
- b. Street names that may be spelled differently but sound similar shall also be prohibited.

### **1202. Subdivision Intersections.**

1. Angle of Intersection
  - a. Streets should intersect at ninety (90) degrees or closely thereto and in no case at less than eighty (80) degrees.
2. Sight Triangles
  - a. Minimum clear sight distance at all minor street intersections should permit vehicles to be visible to the driver of another vehicle when each is one hundred twenty-five (125) feet from the center of the intersection.
3. Number Of Streets
  - a. No more than two (2) streets should cross at any one intersection.
4. "T" Intersections
  - a. Except on arterials and certain collector streets, "T" intersections should be used where practical.
5. Vertical Alignment of Intersection
  - a. A nearly flat grade with appropriate drainage slopes is desirable within intersections. This flat section should be carried back fifty (50) feet to one hundred (100) feet each way from the intersection. An allowance of two (2) percent maximum intersection grade in rolling terrain and four (4) percent in hilly terrain is desirable.

### **1203. Subdivision Non-motorized Ways.**

1. Crosswalks: Right-of-ways for non-motorized crosswalks in the middle of long blocks may be required where necessary to obtain convenient pedestrian circulation to schools, parks or shopping areas. A right-of-way should be at least ten (10') feet wide and extend entirely through the block.
2. Sidewalks: Sufficient rights-of-way should be provided so that sidewalks may be installed on both sides of all streets.

**1204. Subdivision Easements Location.**

1. Easements shall be provided along rear lot lines for utilities and also along side lot lines when necessary. The total width shall not be less than six (6) feet along each lot, or a total of not less than twelve (12') feet for adjoining lots.

**1205. Subdivision Drainage Way.**

1. The sub-divider shall provide drainage way easements as required by the rules of the Manistee County Drain Commissioner.

**1206. Subdivision Blocks.**

1. Arrangements: A block should be so designed as to provide two (2) tiers of lots, except where lots back onto an arterial street, natural feature or subdivision boundary.
2. Minimum Length: Blocks should not be less than five hundred (500') feet long.
3. Maximum Length: The maximum length allowed for residential blocks shall be one thousand three hundred twenty (1,320) feet from center of street to center of street.

**1207. Subdivision Lots.**

1. Conform to Zoning: The lot width, depth, and area shall not be less than the particular district requirements of the Ordinance except where outlets are provided for some permitted purpose.
2. Lot Lines: Side lot lines shall be essentially at right angles to straight streets and radial to curved streets.
3. Corner Lots: Corner lots shall have extra width to permit appropriate building setback from both streets.
4. Uninhabitable Areas: Lands subject to flooding or otherwise deemed by the Commission to be uninhabitable shall not be platted for residential purposes, or for uses that may in the judgment of the Commission increase the danger to health, life, or property or increase the flood hazard. Such land within a subdivision may be set aside for other uses, such as parks or other open space.
5. Lot Frontage: All lots shall front upon a street or road. Exceptions may be permitted for lots on lakes, rivers or streams. The front line shall be the street or road unless otherwise shown on the plat.

**1208. Subdivision Lot Division.**

The division of a lot in a recorded plat is prohibited, unless approved following application to the Commission. The application shall be filed with the Commission and shall state the reasons for the proposed division. No lot in a recorded plat shall be divided into more than four (4) parts and the resulting lots shall be not less in area than permitted by the Zoning Ordinance. No building permit shall be issued, or any building construction commenced, unless the division has been approved by the Township Board after recommendation from the Commission and the suitability of the land for

building sites has been approved by the District #10 Health Department. The division of a lot resulting in a smaller area than prescribed herein may be permitted but only for the purpose of adding to an existing lot in the subdivision. The application shall so state and shall be in affidavit form. The Commission or Township Board may impose reasonable conditions on its approval.

#### **1209. Subdivision Reserve Strips.**

1. Reserve Strips - Private: Privately-held reserve strips controlling access to streets shall be prohibited.
2. Reserve Strip - Public: A one (1') foot reserve may be required to be placed at the end of "stub" or "dead-end" streets which terminate at subdivision boundaries and between half-streets. These reserves when required shall be deeded in fee simple to the Township or Manistee County Road Commission for future street purposes.

#### **1210. Subdivision Required Public Improvements.**

1. Every sub-divider shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows:
  - a. Monuments: Monuments shall be set in accordance with the Land Division Act, PA 591 of 1996 , as amended and the State.
  - b. Streets and Alleys: All streets and alleys shall be constructed of a bituminous surface in accordance with Manistee County Road Commission standards and specifications, except as provided in Section 1201.3. of this Ordinance.
  - c. Installation of Public Utilities: Public utilities and driveways shall be located in accordance with the rules of the Manistee County Road Commission. All utilities must be installed below ground. Underground work for utilities shall be stubbed to the property line.
  - d. Driveways: All driveway openings in curbs shall be as specified by the Manistee County Road Commission or the State Department of Highways.
  - e. Storm Drainage: An adequate storm drainage system shall be required in all subdivisions. The minimum requirements for each particular subdivision shall be established by the Manistee County Drain Commissioner. All drainage shall be on land contained in the plat. Construction shall follow the specifications and procedures established by the Manistee County Drain Commissioner. All proposed storm drainage construction plans for proposed plats shall be prepared by the sub-divider.
  - f. Water Supply System: When a proposed subdivision is to be serviced by a public water supply system, a sub-divider may be required to provide fire hydrants and other required water system appurtenances.
  - g. Individual Wells: Individual wells may be permitted in accordance with the requirements of the District #10 Health Department.
  - h. Sanitary Sewer System: When a proposed subdivision is to be serviced by a public sanitary sewage system, the sub-divider shall provide sanitary sewers and other required

appurtenances thereto. Sewer systems shall comply the requirements of P.A. 98 of 1913, as amended.

- 1) If there is no existing or accessible public sewer system, the sub-divider may be required to provide a sewer system for the common use of the lot owners, if feasible, in the judgment of the Commission with the advice of the District #10 Health Department and shall comply with the requirements of P.A. 98 of 1913, as amended.
  - 2) Where in the judgment of the Commission, with the advice of the District #10 Health Department, it is determined that a subdivision cannot be economically connected with an existing public sewer system or that a public sewer system cannot be provided for the subdivision itself, then septic tanks and disposal fields may be approved so long as they shall comply with the requirements of the District #10 Health Department.
  - 3) However, where studies by an engineer selected by the Township indicate that construction or extension of sanitary trunk sewers to serve the property being subdivided appears probable within a reasonably short time (up to three (3) years), sanitary sewer mains and house connections shall be installed and capped.
- i. Street Name Signs: Street name signs shall be required to be installed in the appropriate locations at each street intersection in accordance with the requirements of the Manistee County Road Commission.
  - j. Sidewalks and Crosswalks: Sidewalks shall be required on one side of the street in developments with lots typically under one-half acre.
  - k. Greenbelts: It is desirable for the protection of residential properties to have greenbelts or landscaped screen plantings located between a residential development and adjacent major arterial streets, businesses, commercial areas, and railroad rights-of-way. Where a sub-divider desires to protect his development in this respect, a proposed subdivision plat shall show the location of the greenbelts.
  - l. Street Trees: Street trees of a variety and size approved by the Commission may be planted between the street curb and sidewalk. The location of street trees shall be approved by the Manistee County Road Commission so as not to interfere with clear vision areas. It is the intention of the Township that development shall result in no net tree loss, when possible.
  - m. Street Lighting: Streetlights may be required to be installed, at intersections only, throughout the subdivision. In these cases, a sub-divider shall conform to the requirements of the Commission and a public utility providing such lighting.
  - n. Maintenance Program: If streetlights, sewers, water systems, parks or greenbelt areas are contained within a plat either by requirement or desire of the sub-divider, a permanent maintenance program must be set up before the sale of the fifth (5th) lot.
  - o. Dead End Roads: Dead end roads may be permitted if cul-de-sacs meet or exceed Manistee County Road Commission standards, and if the road is no longer than one hundred fifty (150') feet.

- p. Driveway Entrance: There shall be no more than one driveway entrance to a county primary road each four hundred (400') feet.
- q. Connection To Future Roads: All streets, drives, roads, etc. abutting undeveloped or unplatted land must be shown to be capable of connecting to future roads.

**1211. Subdivision Guarantee of Completion of Improvements Required By the Township.**

1. Financial Guarantee Arrangements, Exceptions: In lieu of the actual installation of required public improvements, the Township Board upon recommendation of the Commission may permit the sub-divider to provide a financial guarantee of performance in one or a combination of the following arrangements for those requirements which are over and above the requirements of the Manistee County Road Commission, Manistee County Drain Commissioner or any other agency responsible for the administration, operation and maintenance of the applicable public improvement. The Township Board may waive financial guarantees of performance under this Ordinance for sidewalks, streetlights, or street trees. In case these improvements are specified, completion may be required prior to the issuance of land use permits.
2. Performance or Surety Bond:
  - a. Accrual: The bond shall accrue to the Township, covering construction, operation and maintenance of the specific public improvement.
  - b. Amount: The bond shall be in an amount equal to the total estimated cost for completing construction of the specific public improvement, including contingencies, as estimated by the Commission.
  - c. Term Length: The term length in which the bond is in force shall be a period to be specified by the Township Board for the specific public improvement.
  - d. Bonding Or Surety Company: The bond shall be with a surety company authorized to do business in the State of Michigan, acceptable to the Township Board.
3. Cash Deposit or Certified Check:
  - a. Treasurer, Escrow Agent Or Trust Company: A cash deposit or certified check qualifies as surety acceptable by the Township Board. This surety shall be accepted as sufficient surety by the Township Board and shall accrue to the Township. These deposits shall be made with the Township Treasurer, or deposited with a responsible escrow agent, or trust company, subject to the approval of the Township Board.
  - b. Dollar Value: The dollar value of the cash deposit, certified check, negotiable bond, or an irrevocable bank letter of credit, shall be equal to the total estimated cost of construction of the specific public improvement including contingencies, as estimated by the Commission.
  - c. Escrow Time: The escrow time for the cash deposit, certified check, negotiable bond, or irrevocable bank letter of credit, shall be for a period to be specified by the Township Board.

- d. Progressive Payment: In the case of cash deposits or certified checks, an agreement between the Township and the sub-divider may provide for progressive payment out of the cash deposit or reduction of the certified check, negotiable bond or irrevocable bank letter of credit, to the extent of the cost of the completed portion of the public improvement, in accordance with an agreement previously entered.

**1212. Subdivision Inspection of Public Improvements Under Construction.**

1. Before final approval of a plat, an agreement between the sub-divider and the Township Board shall be made to provide for checking or inspecting the construction of public improvements and conformity to plans.

**1213. Subdivision Public Improvement; Penalty; Failure to Complete.**

1. In the event the sub-divider shall, in any case, fail to complete such work within the period of time required by the conditions of the guarantee for the completion of public improvements, it shall be the responsibility of the Township Board to proceed to have such work completed. To accomplish this, the Township Board shall reimburse itself for the cost and expense thereof by appropriating the cash deposit, certified check, irrevocable bank letter of credit, or negotiable bond which the sub-divider shall have deposited in lieu of a surety bond, or may take such steps as may be necessary to require performance by the bonding or surety company.
2. The Township is not responsible for the enforcement of plat restrictions.

**1231. Condominium Application.**

The following regulation shall apply to all condominium developments within the Township.

**1232. Condominium General Requirements.**

All condominium developments within the Township shall be subject to all requirements and standards of the applicable zoning district, except as specifically provided herein. All condominium developments shall also be serviced by a public water supply and public sanitary sewage system where available, except in accordance with Section 71a of the Condominium Act, Act 59 of 1978, as amended.

**1233. Condominium Initial Information.**

Concurrently with notice required to be given to the Township, pursuant to Section 71 of PA of 1978, as amended (The Condominium Act), a person, firm, corporation intending to develop a condominium development in the Township shall provide the following information:

1. The name, address, and telephone number of:
  - a. All persons, firms, or corporations with any ownership interest in the land on which the condominium development will be located together with a description of the nature of each entity's interest (for example, fee owner, optionee, or land contract vendee).
  - b. All engineers, attorneys, architects, or registered land surveyors associated with the project.

- c. The developer or proprietor of the condominium development.
- 2. The Legal description of the land on which the condominium development will be developed together with any proposed expansion plans and appropriate tax identification numbers.
- 3. The acreage of the land on which the condominium development will be developed.
- 4. The purpose of the development (for example, residential, commercial, industrial, etc.).
- 5. Approximate number of condominium units to be developed on the subject parcel.

**1234. Condominium Information to be Kept Current.**

The information shall be furnished to the Zoning Administrator and shall be kept updated until such time as a Certificate of Occupancy has been issued.

**1235. Condominium Site Plans for New Projects.**

Prior to recording of the Master Deed required by Section 72 of PA 59 of 1978, as amended, the condominium development shall undergo site plan review and approval pursuant to Article 94 of this Ordinance. The township may require appropriate engineering plans prior to site plan approval.

**1236. Condominium Site Plans for Expandable or Convertible Project.**

Prior to expansion of or conversion to a condominium development, the project shall undergo site plan review and approval pursuant to Article 94 of this Ordinance.

**1237. Condominium Master Deed, Restrictive Covenants, and "As Built" Survey.**

- 1. The condominium development developer or proprietor shall furnish the Township with the following:
  - a. Three (3) copies of the Master Deed;
  - b. Three (3) copies of all restrictive covenants; and
  - c. Two (2) copies of an "as built" survey.
- 2. One (1) copy of each of the above shall be provided to the Zoning Administrator, one (1) copy to the Township Assessor, and one (1) copy for the Chief of the Township Fire Department.
- 3. The "as built" survey shall be reviewed by the Zoning Administrator for compliance with Township Ordinances. Fees for this review shall be established by resolution of the Township Board.

**1238. Condominium Monuments Required.**

All condominium developments, which consist in whole or in part of condominium units which are building sites, mobile home sites, or recreational sites, shall be marked with monuments as provided in this subsection.

- 1. All monuments used shall be made of solid iron or steel bars at least one-half (1/2") inch in diameter and thirty-six (36") inches long and completely encased in concrete at least four (4") inches in diameter.

2. Monuments shall be located in the ground at all angles in the boundaries of the condominium development; at the intersection lines of streets and at the intersection of the lines of streets with the boundaries of the condominium development; at all points of curvature, points of tangency, points of compound curvature, points of reverse curvature and angle points in the side lines of streets and alleys and at all angles of an intermediate traverse line.
3. It is not intended or required that monuments be placed within the traveled portion of a street to mark angles in the boundary of the condominium development if the angle points can be readily re-established by reference to monuments along the sidelines of the streets.
4. If the required location of a monument is an inaccessible place, or where the locating of a monument would be clearly impracticable, it is sufficient to place a reference monument nearby and the precise location thereof be clearly indicated on the plans and referenced to the true point.
5. If a point required to be monument is on a bedrock outcropping, a steel rod, at least one half (1/2") inch in diameter shall be drilled and grouted into solid rock to a depth of at least eight (8") inches.
6. All required monuments shall be placed flush with the ground where practicable.
7. All units corners and the intersection of all limited common elements and all common elements shall be monumented in the field by iron or steel bars or iron pipes at least eighteen (18") inches long and one-half (1/2") inch in diameter, or other approved markers.
8. The Township Board may waive the placing of any of the required monuments and markers for a reasonable time, not to exceed one (1) year, on the condition that the proprietor deposits with the Township Clerk cash or a certified check, or irrevocable bank letter of credit to Manistee Township, whichever the proprietor selects in an amount to be established by the Township Board. Such cash, certified check, or irrevocable bank letter of credit shall be returned to the proprietor upon receipt of a certificate by a surveyor that the monuments and markers have been placed as required within the time specified.

#### **1239. Condominium Compliance with Federal, State, and Local Law.**

All Condominium developments shall comply with Federal and State statutes and local ordinances.

#### **1240. Condominium Occupancy of Condominium Development.**

The Zoning Administrator may allow use of the condominium development before all improvements required by this Ordinance are installed provided that cash, a certified check, or an irrevocable bank letter of credit is submitted in an amount approved by the Township Board sufficient to provide for the installation of improvements before the expiration of the Temporary Occupancy Permit without expense to the Township.

#### **1241. Condominium Single-Family Detached Condominiums.**

1. Single-family detached condominium developments may be located in any district that permits single family dwellings and shall be subject to all requirements and standards of the applicable residential district.
2. Roadways within a single-family condominium project shall be constructed in accordance with minimum road standards contained in Section 1050. of this Ordinance.

3. The natural features and character of lands must be preserved wherever possible. Due regard must be shown for all natural features such as large trees, natural groves, water courses, and similar community assets that will add attractiveness and value to the property, if preserved. The preservation of drainage and natural stream channels must be considered by the proprietor and the dedication and provision of adequate barriers, where appropriate, shall be required.
4. Walkways shall be installed in all single-family detached condominium developments. Such walkways shall be a minimum of three (3') feet in width and be so located as to provide access to all general common areas. Upon review of the site plan, the Commission may approve alternate locations for the walkways or may waive the walkway requirement if it would not serve the purpose of providing adequate pedestrian circulation.
5. All unimproved surface area of the site shall be planted or natural vegetation, except that patios, terraces, decks, and similar site features may be allowed.
6. Utilities
  - a. An adequate storm drainage system including necessary storm sewers, catch basins, manholes, culverts, bridges, and other appurtenances shall be required in all developments.
  - b. A sanitary sewer system shall be required as regulated by the District 10 Health Department.
  - c. A water supply system shall be required as regulated by the District 10 Health Department.
  - d. The proprietor shall make arrangements for all lines for telephone, electric, television and other similar services distributed by wire or cable to be placed underground entirely throughout the development area, and such conduits or cable shall be placed within private easements provided to such service companies by the developer or within dedicated public ways, provided only that overhead lines may be permitted with the approval of the Commission at the time of site plan approval where it is determined that overhead lines will not constitute a detriment to the health, safety, general welfare, design, and character of the development. This provision shall not apply to overhead lines which existed at the time of this Ordinance adoption.
  - e. All such facilities placed in dedicated public ways shall be planned so as not to conflict with other underground utilities. All such facilities shall be constructed in accordance with standards of construction approved by the Michigan Public Service Commission. All drainage and underground utility installations which traverse privately held property shall be protected by easements granted by the proprietor.

**1242. Condominium Final Documents To Be Provided.**

After submittal of the condominium plan and by-laws as part of the Master Deed, the proprietor shall furnish to the Township a copy of the site plan on a Mylar sheet of at least thirteen (13") inches by sixteen (16") inches with an image not to exceed ten and one-half (10.5") inches by fourteen (14") inches.

**ARTICLE 16**  
**SPECIAL LAND USE REQUIREMENTS**

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**1601. Purpose**

In addition to general special use standards (section of this Ordinance) there are specific standards for Special Uses. The specific standards for determining if the following types of Special Use Permits are to be granted or not are provided in this Article.

**1602. Adult Entertainment Uses (Sexually Oriented Businesses).**

1. Purpose. It is recognized that sexually oriented businesses have a deleterious effect upon adjacent areas, causing blight, an increase in crime, a decrease in property values, a chilling effect upon other businesses and residents, and a downgrading of the quality of life in adjacent areas, especially when such uses are concentrated in the same general area, it is considered necessary and in the best interest of the orderly and better development of the community to prohibit overcrowding of such uses into a particular location and require their dispersal throughout the commercial district of the Township to thereby minimize their adverse impact to the best extent possible on any other permitted use.
2. Definitions. For the purpose of this section of the zoning ordinance, the following terms and designations shall have the indicated meanings:
  - a. Adult book and/or video store: an establishment having, as a substantial or significant portion of its stock in trade, computer services, books, magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas,” hereinafter defined;
  - b. Adult motion picture theater: an enclosure with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas,” as hereinafter defined for observation by patrons therein;
  - c. Adult mini motion picture theater: an enclosure with a capacity for less than 50 persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas,” as hereinafter defined for observation by patrons therein;
  - d. Adult paraphernalia/novelty store: an establishment having, as a substantial or significant portion of its stock in trade, paraphernalia designed or usable for sexual stimulation or arousal;
    - 1) e. Massage parlor: any establishment having a fixed place of business where massages are administered for pay, including but not limited to massage parlors, sauna baths and steam baths. This definition shall not be construed to include hospital, nursing home, medical clinic, or the office of a physician, surgeon, chiropractor, osteopath, massage therapist, or physical therapist duly licensed by the State of Michigan, nor barber

shops or beauty salons in which massages are administered only to the hands, feet, scalp, face, neck or shoulder.

f. Host or hostess establishments: establishments or clubs offering socialization with a host or hostess for a consideration to the host or hostess or for an admission or membership fee;

g. Open dance hall: an establishment where open public dancing by patrons is available during at least four days per week with partners furnished by the establishment;

h. Adult live entertainment establishments regardless of whether alcoholic beverages may or may not be served: establishments which include a nightclub, bar, restaurant, or similar commercial establishment, which features (a) persons who appear nude or in a “state of nudity” or “semi-nude”; and/or (b) live performances which are characterized by the exposure of “specified anatomical areas” or by “specified sexual activities”;

i. Adult panorams: an establishment which has a substantial or significant portion of its business devoted to the viewing by patrons of films, tapes, or live entertainment showing “specified sexual activities” or “specified anatomical areas”;

j. Specified sexual activities: means and includes any of the following:

- 1) The fondling or other intentional touching of human genitals, pubic region, buttocks, anus, or female breasts;
- 2) Sex acts, actual or simulated, including intercourse, oral copulation, or sodomy;
- 3) Masturbation, actual or simulated;
- 4) The display of human genitals in a state of sexual stimulation, arousal or tumescence;

k. Specified anatomical areas: means human genitals less than completely or opaquely covered including the pubic region, buttocks, or anus; or female breasts below a point immediately above the top of the areolae; or human male genitals in a discernible state of tumescence, even if opaquely covered;

l. Substantial or significant portion: means business or establishment which has:

- 1) Twenty percent or more of its stock, materials, or services provided relating to or describing “specified sexual activities”, and/or “specified anatomical areas” and/or
- 2) Twenty percent or more of the usable floor area of the building is used for the sale, display, or provision of services describing or relating to specified sexual activities, specified anatomical areas, or both; and/or
- 3) The advertising (on signs, in publications, on television or radio and/or other media forms) associated with the business or establishment, describes or relates to “specified sexual activities” and/or “specified anatomical areas”.

m. Transfer of ownership or control of a sexually oriented business: means and includes any of the following:

- 1) The sale, lease or sublease of the business or establishment;

- 2)The transfer of securities which constitute a controlling interest in the business or establishment, whether by sale, exchange or similar means;
- 3)The establishment of a trust, management arrangement, gift or other similar legal device which transfers ownership or control of the business, except for transfer by bequest or other operation of law upon the death of a person possessing the ownership or control.
3. Conditions. In order to obtain and retain a Special Land Use permit for operation of a regulated use as defined by this section, the following conditions must be met, in addition to all other standards set forth herein for special use permits:
- a. A Special Land Use permit must be acquired through the special use procedures as described in Article 86;
  - b. In order to prevent the undesirable concentration of sexually oriented businesses, the regulated uses as defined by this Section shall not be located within 1,000 feet of any other such regulated uses as defined by this Section, nor within 300 feet of any residentially zoned district, school, daycare center, church or other religious institution, or public park or other public facility, as measured along a line forming the shortest distance between any portion of the respective properties;
  - c. The regulated uses, as defined by this Section, shall only operate between the hours of 8 a.m. and 10 p.m.;
  - d. There shall be a manager on the premises at all times;
  - e. No one under the age of 18 shall be allowed onto the premises by the on site manager of the regulated use;
  - f. If a transfer of ownership or control occurs the existing special use permit shall be considered void. A new permit shall be applied for in advance of the proposed transfer;
  - g. No product or service for sale or gift, or any picture or other representation thereof, which relates in anyway to “specified sexual activities” or “specified anatomical areas”, shall be displayed so as to be visible from the street or exterior of the building of the regulated use;
  - h. Once a Special Land Use permit has been issued, the regulated use shall not be expanded in any manner without first applying for and receiving approval of the Planning Commission as provided in Article 86;
  - i. If a regulated use is discontinued, the use may not be re-established without first applying for and receiving the approval of the Commission as provided in Article 86.
4. Exceptions to Conditions. The Commission may waive the foregoing spacing requirements if it finds all of the following conditions to exist:
- a. The proposed use will not be contrary to the public interest or injurious to nearby properties in the proposed location and the spirit and intent of the purpose of the spacing regulations will still be observed;

- b. The proposed use will not enhance or promote a deleterious effect upon adjacent areas through causing or encouraging blight, a chilling effect upon other business and residents or a disruption in neighborhood development;
- c. The establishment of the proposed regulated use in the area will not be contrary to any program of neighborhood conservation nor interfere with any program of urban renewal;
- d. Where all other applicable regulations within this Ordinance or other pertinent Township ordinances will be observed.

**1603. Adult Foster Care Facilities.**

- 1. Section 206 of the Michigan Zoning Enabling Act states that a state licensed residential facility providing supervision or care or both to six (6) or fewer persons shall be considered a residential use of property for the purposes of zoning and a permitted use in all residential zones, including those zoned for single family dwellings, and shall not be subject to a Special Land Use permit or procedure different from those required for other dwellings of similar density in the same zone. Section 206 further states that this shall not apply to adult foster care facilities licensed by a state agency for care and treatment of person released from or assigned to adult correctional institutions.
- 2. Adult foster care family homes shall be permitted uses in all residential districts. However, adult foster care facilities (over six residents) shall be required to apply for a Special Land Use permit.
- 3. The following standards shall be applied to adult foster care facilities:
  - a. One (1) on-site parking space shall be provided for each employee on the largest shift in addition to the parking required for the dwelling unit or other accessory uses.
  - b. A designated passenger loading/unloading area of adequate dimensions shall be provided near a barrier-free entrance to the facility.
  - c. A loading/unloading area of adequate dimensions shall be provided for delivery vehicles servicing the facility.
  - d. A landscaped buffer shall be provided along all property lines that abut a less intense use and around the visible perimeters of all parking and loading/unloading areas.
  - e. All exterior lighting of entryways, parking spaces, or loading/unloading areas shall not reflect onto adjacent properties and, preferably, should be motion activated.

**1604. Family Quarters.**

- 1. There exists a recognized need to provide occasional living quarters for members of a family or visiting guests that can often best be satisfied by an apartment-like space located in a garage or other structure that is accessory to the family's principal dwelling. This section is intended to regulate such uses in those Districts where Family Quarters are an eligible special use.
- 2. Family Quarters may be permitted as a special use in a garage or other building or structure that is accessory to a permitted Single Family Dwelling, provided that the Family Quarters shall not occupy the entire garage or accessory building or structure, and provided further that the garage or other building or

structure retains the attributes of an accessory structure to the principal Single Family Dwelling on the same Lot as to those portions not occupied by the Family Quarters.

3. Family Quarters may be occupied only by members of the family residing in the Single Family Dwelling located on the same Lot (including in-laws) or guests of the family on a non-commercial, non-rental basis.
4. Family Quarters do not need to meet the minimum square footage requirements for a Dwelling in the District in which it is located but shall contain a minimum of 500 square feet.
5. Family Quarters shall be constructed in accordance with all applicable codes, including those of District #10 Health Department and State Construction Codes for residential living spaces.
6. No Home Occupation may be conducted in a Family Quarters and there are no accessory buildings or structures allowed with respect to Family Quarters, except that buildings or structures that are accessory to the Single Family Dwelling on the same Lot may be utilized by occupants of the Family Quarters..

#### **1605. Auction Sales Establishments.**

1. All ingress and egress to the site shall be directly from a hard surfaced street.
2. All parking as shall be determined by the Commission shall be provided as off-street parking within the boundaries of the development.
3. There shall be maintained a minimum landscaped green space of twenty (20') feet between any part of the development and any residential use.

#### **1606. Vehicle Sales, Storage.**

1. All ingress and egress to the site shall be directly from a hard surfaced street.
2. The lot or area upon which new and/or used automobiles, recreation vehicles, trucks, and trailers are placed shall be hard surfaced.
3. Ingress and egress shall be at least sixty (60') feet from the intersection of any two streets.
4. No major repair or major refinishing to a vehicle shall be conducted on the subject site. All service and minor repair facilities shall be located within an enclosed building. Damaged vehicles and/or vehicles waiting for minor repair may be stored outside provided such storage area is screened by an obscuring wall six (6') feet in height. There shall be no outdoor storage of materials.

#### **1607. Vehicle Filling Stations and Accessory Retail Uses.**

1. No repair work shall be permitted, other than incidental service, such as the addition of motor oil, windshield/wiper fluid or transmission fluid.
2. For facilities consisting of any underground storage tanks, the site shall be three hundred (300') feet from any residential well, eight hundred (800') feet from a non-community public water well and two thousand (2,000') feet from any public water well.

3. No steam cleaning or undercoating shall be permitted.
4. A principal building, of not less than four hundred (400) square feet in area, shall be required.
5. Minimum lot area shall be fifteen thousand (15,000) square feet. For each additional accessory use such as, but not limited to, a fast-food restaurant, car wash, or convenience store, an additional five thousand (5,000) square feet of lot area shall be provided. In no instance shall the percentage of building coverage on site exceed thirty five (35) percent.
6. Minimum lot width and frontage shall be not less than one hundred and fifty (150') feet.
7. A building shall be located more than fifty (50') feet from any right-of-way line.
8. All ingress and egress to the site shall be directly from a hard surfaced street, or from a shared access drive to such roadway. Access drives shall not be more than thirty (30') feet in width.
9. Not more than two (2) driveways onto adjacent roadways shall be permitted per road frontage. Curb cuts shall not be permitted where, in the opinion of the Commission, it may produce a safety hazard to adjacent pedestrian or vehicular traffic.
10. No drive or curb opening shall be located closer than twenty-five (25') feet to any intersection or adjacent residential property line, as measured along the property line. No drive shall be located closer than thirty (30') feet, as measured along the property line, to any other drive on the premises. No drive shall be located less than ten (10') feet from any lot line, as measured along the property line.
11. The entire lot, excluding the area occupied by buildings, shall be hard-surfaced with concrete or asphalt material, except landscaped areas which shall be separated from all paved areas by a low barrier or curb.
12. When adjoining residentially zoned or used property, a six (6') foot wall shall be erected and maintained along the connecting interior lot line, or if separated by an alley, then along the alley lot line. All walls shall be protected by a fixed curb or similar barrier to prevent contact by vehicles. Such walls may be eliminated or gradually stepped down in height within twenty-five (25') feet of any right-of-way line, subject to approval by the Commission.
13. All motor vehicle washing equipment shall be enclosed entirely within a building. All gasoline pumps shall be located not less than fifteen (15') feet from any lot line, and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or encroaching upon any public sidewalk, street or right-of-way.
14. All outside storage areas for trash, auto parts and similar items shall be enclosed by a six (6') foot obscuring wall with such storage being located in the rear yard.
15. The site shall be no less than two hundred (200') feet from any place of public assembly, including any hospital, sanitarium, school, church, or other institution. Measurement shall be the closest distance between the pump islands and the exterior wall of the building used for public assembly.
16. There shall be no aboveground outdoor storage/dispensing tanks on site.

17. Restroom doors and/or service bay doors shall not be visible from adjacent residential districts.
18. A permanent covered structure shall be provided over that portion of the pump island and drive area of any station wherein customers are required to dispense fuel into their own vehicles on a self-service basis. Such structure shall not be enclosed by walls and shall be provided with a minimum clearance of thirteen feet, six inches (13' 6") between the underside of the roof structure and the drive surface. For purpose of this Ordinance, setback requirements shall not apply to canopies; however, in no instance shall they extend beyond the property line.
19. Auto wash facilities, when established in connection with the principal use on the same zoning lot, shall comply with the following standards:
  - a. All washing activities must be carried on within an enclosed building.
  - b. Vacuuming activities shall be at least fifty (50') feet distant from any adjoining residential zone.
  - c. The entrances and exits of the wash facility shall be from within the lot and not directly to or from an adjoining street or alley. A street or alley shall not be used as maneuvering or parking spaces for vehicles to be serviced by the subject facility.
  - d. Provision shall be made for the drying of the vehicle's undercarriage during freezing weather prior to entering the public thoroughfare for all automatic auto wash facilities. In addition, such auto washes must also install underground heating elements at each vehicle exit to prevent icing at grade.
  - e. There shall be provided no fewer than five (5) stacking spaces for each automatic wash lane.
  - f. Vehicle stacking spaces shall be clearly separated from pump islands and from routes necessary for entering and exiting the property, and in a manner which precludes pedestrians from traversing through such space.
20. Convenience stores and/or fast food restaurants, when established in connection with the principal use on the same zoning lot, shall comply with the following standards:
  - a. Buildings shall be so arranged on site in a manner that screens any drive-through lanes from adjoining residentially zoned land.
  - b. Drive-through lanes shall be separated from pump islands and from routes necessary for entering and exiting the property.
  - c. Customer parking for convenience store and/or fast food use shall be located on the site in a manner which precludes pedestrians from traversing through drive-through lanes and off-street loading zones.
  - d. Loading zones shall be restricted to the rear or side yards.
  - e. There shall be provided no fewer than five (5) stacking spaces for the drive-through lane.
  - f. Food service areas shall be physically separated from vehicle repair and service facilities.
  - g. The sale of snack food items, commonly consumed by travelers (e.g., pop, candy, packaged snacks and goods dispensed through a vending machine), bread, milk, juice, cigarettes and

sundry items shall be permitted as part of an Automobile Filling Station or Automobile Service Facility provided that the sale of such items is clearly incidental to the sale of vehicular fuel and lubricants, minor parts and accessories; and further provided that the area used for the sale and storage of food and sundry items does not exceed a usable floor area of five hundred (500) square feet.

21. On-site parking shall equal the sum of the number of parking spaces required separately for each use.

#### **1608. Vehicle Service and Repair Facilities.**

##### 1. Locational Requirements:

- a. For facilities including any underground storage tanks, the site shall be three hundred (300') feet from any residential well, eight hundred (800') feet from a non-community public water well and two thousand (2,000') feet from any public water well.
- b. All ingress and egress to the site shall be directly from a hard surfaced street, or from a shared access drive to such roadway.
- c. No driveway or curb cut shall be located less than ten (10') feet from any lot line, measured from the edge of the driveway to the lot line.
- d. No more than two (2) driveways onto a roadway shall be permitted per site. Driveway approach width shall not exceed thirty (30') feet.
- e. Minimum lot area shall be fifteen thousand (15,000) square feet.

##### 2. Site Requirements:

- a. All lubrication equipment, motor vehicle washing equipment, hydraulic hoists and pits shall be enclosed entirely within a building. All gasoline pumps shall be located not less than fifteen (15') feet from any lot line, and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or encroaching upon any public sidewalk, street or right-of-way.
- b. Any stored items may not be stacked higher than the enclosing wall height. Outside storage or parking of disabled, wrecked, or partially dismantled vehicles shall not be permitted for a period exceeding five (5) days.
- c. The minimum lot width and frontage shall be two hundred (200') feet.
- d. The entire area used for vehicle service shall be hard-surfaced and adequately drained.
- e. All outside storage areas for trash, auto parts and similar items shall be enclosed by a six (6') foot wall with such storage being located in the rear yard.

##### 3. Greenbelt Requirements:

- a. Greenbelts shall comply with the requirements of Appendix A and B.

- b. Restroom and service bay doors shall not be visible from adjacent streets and residential districts.
4. Performance Standards:
- a. Hydraulic hoists, service pits, lubricating, greasing, washing, and repair equipment and operations shall be located within a completely enclosed structure.
  - b. Storage of vehicles rendered inoperative for any reason, and vehicles without current license plates and registration, shall be limited to a period of not more than thirty (30) days and then only for the purpose of temporary storage pending transfer to a junkyard. Such storage shall not occur in front of the building.
  - c. The sale or leasing of new or used cars, trucks, trailers, and any other vehicles on the premises is expressly prohibited.
  - d. No public address system shall be audible from any abutting residential parcel.
  - e. All floor drains shall be connected to a public sanitary sewer system with the approval of the sewer authority or connected to an approved holding tank.

**1609. Bed and Breakfast Operations.**

1. Site Requirements:
- a. A bed and breakfast operation shall provide off-street parking spaces in the amount of two (2) spaces for the home owner plus one (1) space for each guest sleeping room. Off-street parking shall be located in a side or rear yard and shall be prohibited from being located in a front yard. Parking spaces shall be setback a minimum of fifteen (15') feet from any property line. The Commission may require landscaping to screen required parking areas, if such areas are deemed to impact adjacent properties.
  - b. The parcel on which the establishment is to operate must meet or exceed the minimum lot area requirements of the zoning district.
2. Performance Standards:
- a. The bed and breakfast facility must be a single-family dwelling which is operated and occupied by the owner of the dwelling. No more than two (2) non-resident persons may be employed by the business.
  - b. The applicant shall provide a scaled floor plan of the premises as part of the Special Land Use application.
  - c. The exterior appearance of the structure shall not be altered from its single-family character.
  - d. The impact of the bed and breakfast establishment on the neighborhood shall be no greater than that of a private home with weekend guests.
  - e. One freestanding or mounted sign is permitted providing:

- 1) It is for identification purposes only.
  - 2) It is not internally illuminated and does not exceed nine (9) square feet.
  - 3) If freestanding, does not exceed a height of five (5) feet from ground base to top.
- f. No separate or additional kitchen facilities shall be provided for the guests.
  - g. Retail sales are not permitted beyond those activities serving overnight patrons.
  - h. Breakfast shall not be served to the public at large but only to guests. Service of other meals is prohibited.
  - i. Exterior solid waste facilities beyond what might normally be expected for a single-family dwelling shall be prohibited.
  - j. Bed and breakfast operations, including rooms for guest sleeping, shall be part of the principle place of residence of the owner. Rooms for guest sleeping shall not have been specifically constructed for rental purposes unless constructed in keeping with the style of the existing structure.
  - j. Bed and breakfast operations may have up to eight (8) guest sleeping rooms, and shall have at least one additional full bathroom facility for every two (2) guest sleeping rooms.
  - k. All sleeping rooms and areas shall have a fully functional smoke detector inspected and approved by the Manistee Township Fire Department.
  - l. A bed and breakfast operation shall provide a minimum of two (2) exits to the outdoors.
  - m. The application for a bed and breakfast operation shall be accompanied by the following:
    - 1) A site plan subject to the requirements for site plan review.
    - 2) A floor plan of the residence showing those rooms and/or areas that will be used by guests (i.e., sleeping rooms, bathrooms, dining areas, etc.), including dimensions and floor area calculations, and the location of required exits and smoke detectors.
    - 3) Completed applications for health department approval and any other local or state permits which may be required.

**1610. Boarding Stables.**

1. Site Requirements:
  - a. Stables shall have a minimum lot size of ten (10) acres for the first seven (7) horses and an additional one-half (1/2) acre for each horse thereafter.
  - b. Stables shall provide off-street parking at a minimum of one parking space per two (2) horses, based on the number of horse stalls or maximum number of horses that can be accommodated in the stable.

- c. Stables may not be located in platted subdivisions.
2. Greenbelt Requirements:
- a. Animals shall be confined in a suitably fenced area or paddock to prevent their approaching closer than fifty (50') feet to any dwelling on adjacent premises.
  - b. A vegetative strip at least fifty (50') feet wide shall be maintained between any animal holding area, manure pile, or manure application area and any surface water or well head. In areas with slopes of over five (5) percent, the Commission may increase setbacks in order to minimize runoff, prevent erosion, and promote quick nutrient absorption.
3. Performance Standards:
- a. All stables shall be operated in conformance with all applicable County, State and Federal regulations.
  - b. All animals shall be maintained in a healthy condition and carefully handled.
  - c. The facility shall be constructed and maintained so that dust and drainage from the stable will not create a nuisance or hazard to adjoining property or uses.
  - d. Manure piles shall be stored, removed, and/or applied in accordance with Michigan Department of Agriculture and Manistee County Health Department regulations.
  - e. A shelter shall be provided for all horses, including a separate stall for each horse which is at least ten (10') feet by ten (10') feet.
  - f. Stables and piles of manure or feed shall not be located closer than two hundred (200') feet to any lot line and one hundred and fifty (150') feet from any right-of-way line.
  - g. Enclosed riding arenas associated with stables shall not exceed ten thousand (10,000) square feet in gross floor area on a minimum of a ten (10) acre site, except that an additional one thousand five hundred (1,500) square feet of floor area may be permitted for each additional full acre in a lot area.
  - h. No living quarters shall be located in any arena building.
  - i. Special events for which a fee is paid, such as shows, exhibitions, and contests shall only be permitted after a temporary zoning permit has been secured.
  - j. The Commission may limit the number of horses.

**1611. Campgrounds.**

- 1. All campgrounds shall be used solely for the temporary placement of tents, travel trailers, and recreational vehicles and shall be developed in accordance with Act 368 of 1978 (Public Health Code), as may be amended, and Administrative Rules and Regulations promulgated subsequent to the Act, as may be amended.

2. No year-round residency shall be permitted, except within a dwelling unit as herein defined.
3. No more than one (1) permanent dwelling unit shall be allowed in a campground which shall only be occupied by the owner, manager or an employee.
4. The minimum area shall be twenty (20) acres.
5. A common use area shall be provided at a rate of five hundred (500) square feet per campsite.
6. Each campsite shall have a picnic table and designated place for fires.
7. All campsites shall have a central water supply system with potable water under pressure located within three hundred (300') feet.
8. Where a public water supply system is available within one hundred fifty (150') feet of any portion of the campground, the water supply system shall be connected thereto.
9. For each sex, separate toilet and bathing facilities shall be provided at a ratio of one facility per twenty (20) campsites for each sex and shall contain hot and cold running water. Within each toilet facility, fire extinguishers shall be made available to all camp sites.
10. An enclosed toilet and sewage facility approved by the state and county health departments with hot and cold running water available therein shall be located within three hundred (300') feet of each campsite.
11. Where a public sewer is available within five hundred (500') feet of any portion of the campground, the sewer system shall be connected thereto.
12. Each campground shall be equipped with at least one public telephone.
13. Sewer, water, fuel, electrical, and telephone installations and connections shall be in accordance with plans approved by the appropriate utility, public agency, and the Township Board, upon recommendation from the Planning Commission.
14. Access to all campsites shall be by means of a roadway suitably surfaced to prevent rutting and erosion for a minimum width of twenty (20') feet. Parking shall be prohibited on such roadways, except when an additional ten (10') feet of roadway is provided as a parking lane.
15. Each campsite shall be not less than one thousand two hundred (1,200) square feet in area.
16. The Commission may vary the requirements of items 11, 12 and 13 to permit the development of a portion of the total campground for a less structured outdoor experience, except that not more than fifteen (15) percent of the total area allocated to campsites may be so varied.
17. No building, structure, accessory use, or campsite shall be located closer than one hundred fifty (150') feet to any lot line.
18. Fences and/or greenbelts may be required when recommended by the Commission.
19. No businesses of any kind shall be conducted on the premises, except for those customarily incidental to camping.

**1612. Car Wash.**

1. All ingress and egress to the site shall be directly from a hard surfaced street.
2. Minimum lot size shall be ten thousand (10,000) square feet.
3. All washing activities must be carried on within a building.
4. Vacuuming activities shall be at least fifty (50') feet distant from any adjoining residential zone.
5. The entrances and exits of the wash facility shall be from within the lot and not directly to or from an adjoining street. A street shall not be used as maneuvering or parking spaces for vehicles to be serviced by the subject facility.
6. There shall be provided two (2) vehicle stacking spaces for each self-serve wash stall, not containing the vehicle wash or vacuum area.
7. All off-street parking areas and maneuvering lanes shall be drained so as to preclude drainage of water onto adjacent property and public rights-of-way.

**1613. Cemetery.**

1. The minimum lot or parcel size shall be twenty (20) acres.
2. No more than five (5) percent of the site area may be occupied by buildings.
3. All ingress and egress shall be directly from a hard surfaced street.
4. All burial plots and all structures including but not limited to a mausoleum shall be set back no less than fifty (50') feet from any lot line or road right-of-way.
5. Adequate parking shall be provided on the site, at least fifty (50') feet from any lot line, and no cemetery parking shall be permitted on any public street.
6. Buffering requirements. A greenbelt, as selected by the Planning Commission from among those provided in Appendix B, shall be constructed around the perimeter of the cemetery.
7. Performance Standards: All facilities for the ground burial area of the site shall be designed and constructed in accordance with the requirements of the District #10 Health Department and the State of Michigan.

**1614. Churches, Synagogues, Temples, and Other Places of Worship, including other facilities normally incidental thereto.**

1. The site shall have at least one lot line on a hard surfaced street.
2. All ingress and egress to the site shall be directly from a hard surfaced street.
3. The minimum area shall be three (3) acres, unless the site is a reuse of an existing commercial facility.

4. No building shall be closer than fifty (50') feet from any lot line or right-of-way.
5. No more than twenty-five (25) percent of the site area shall be covered by buildings. No more than sixty (60) percent of the site shall be covered by impervious surface.
6. No building shall be erected to a height greater than that permitted in the district in which it is located. Any spire is excluded.
7. Any yard or open space shall be landscaped.
8. Buffering Requirements: Parking areas shall be screened from adjacent residential areas pursuant to Section 1030. of this Ordinance.
9. No day care center, private school, or other use requiring a special use permit shall be allowed without a separately approved special use permit for each use.

**1615. Clinics.**

1. All ingress and egress to the site shall be directly from a hard surfaced street.

**1616. Composting Facilities (Commercial).**

The following provisions shall apply to commercial composting operations:

1. Size and Location.
  - a. The minimum size of a composting facility shall be eighty (80) acres.
  - b. A Level I Environmental Site Assessment of the site shall be conducted prior to site plan review.
  - c. A composting facility shall not be allowed in any one hundred (100) year or five hundred (500) year floodplain unless the Michigan Department of Environmental Quality (MDEQ) has approved the area of operations. A sign-off from the MDEQ stating where composting operations will be allowed in the floodplain shall be necessary before site plan review.
  - d. A composting facility shall not be allowed in any protected wetlands. A wetlands determination report shall be submitted to the Township as part of the application package.
2. Ground and Surface Water Quality.
  - a. To ensure that ground or surface waters are not contaminated, monitoring wells must be installed by the owner/operator and/or lessee on site prior to construction of the composting facility. The location of such wells shall be determined on a site by site basis, subject to review and approval by a professional acceptable to the Township. All review costs shall be assumed by owner/operator and/or lessee.
  - b. If any stream or swale is present on the site, it shall be buffered by a twenty (20') foot unoccupied setback measured from the outer edge of the floodplain or all alluvial soils.

Approval from the designated agent responsible for the enforcement of the Soil Erosion Control Act shall be required ensuring the stream is adequately protected from pollution.

- c. The surface and ground waters at a composting facility shall comply with the water quality requirements of Act 451 of Public Acts of 1994, as amended, and the State Administrative Rules promulgated thereunder.
  - d. Sampling of groundwater monitoring wells must start before operations begin, continue quarterly during the active life of operations, and quarterly for a two (2) year period after operations cease for compliance with Act 451 of Public Acts of 1994, as amended. The monitoring shall be done by a professional acceptable to the Township. All costs for such monitoring shall be assumed by owner/operator and/or lessee.
  - e. Should test wells reveal violation of the water quality requirements of Act 451 of Public Acts of 1994, as amended, the petitioner shall be required to install a groundwater remediation system. The system shall be subject to review and approval by a professional acceptable to the Township. All costs shall be assumed by owner/operator and/or lessee.
  - f. Surface water monitoring shall be also required in addition to groundwater monitoring to assess the adequacy of leachate containment and runoff control and for compliance with Act 451 of Public Act of 1994, as amended. Such monitoring shall be required quarterly. The monitoring shall be done by a professional acceptable to the Township. All costs for such monitoring shall be assumed by the owner/operator and/or lessee.
  - g. Analysis for all ground and surface water monitoring events shall be submitted to the Township within sixty (60) days after analyses.
  - h. Discharge of water collected in an on-site retention basin shall only be handled in the following ways:
    - 1) Reintroduced into the compost pile.
    - 2) Directed into a sanitary sewer.
    - 3) Transported by a liquid industrial waste hauler.
3. Requirements and Procedures: This Section establishes the requirements and procedures for composting facilities to be operated in Manistee Township.
- a. All composting facilities shall submit to the Commission for approval, as part of the site plan review, the following:
    - 1) Site plans sealed by a professional engineer including:
      - (a) A vicinity map and legal description.
      - (b) Distances to the nearest adjacent residence and commercial and industrial facilities.
      - (c) Proposed storage areas; interior and exterior. Interior storage facilities shall be identified as a “support services facility.”
      - (d) Utility locations including storm and sanitary sewers and water mains.

- (e) Fire hydrant locations.
  - (f) Access route traffic patterns as well as on-site traffic patterns.
  - (g) All visual screening measures.
  - (h) Drainage patterns. Property used for a composting facility shall contain a minimum two (2) percent slope which permits surface water runoff from the composting process to be collected in an on-site retention basin.
- 2) Written documentation addressing the following:
- (a) Hours of operation.
  - (b) Methods of controlling fugitive dust, noxious odors, noise, vibration, light, and blowing debris.
  - (c) Fencing and other means of limiting access.
  - (d) Method of receiving compost materials.
  - (e) Method of sorting and handling composting materials on-site.
  - (f) Measures to be taken should anaerobic conditions arise.
  - (g) Expected frequency of removal of composted materials.
  - (h) Expected frequency for turning of composting windrows.
  - (i) Fire protection.
  - (j) Description of daily cleanup procedures.
  - (k) Measures to be taken should surface or groundwater contamination take place.
  - (l) The capacity of the composting facility in terms of cubic yards, and the maximum amount of compost material to be accepted annually.
  - (m) Maintenance Plan for all outdoor areas where compost materials are received, processed, cured, or stored to prevent rutting which allows on-site ponding/puddling of water in places other than a retention basin.
- b. All facilities covered under this Section must notify the Zoning Administrator and the District #10 Health Department that actual operations have begun.
- c. The site shall be closed when anaerobic conditions arise, and the only operations taking place must be concerned with correcting conditions. If anaerobic conditions arise more than two times in a one-month period, the facility must: a) pay a fine-set by Township Board; and, b) close for a one-month period of time. After three (3) one-month closures in a year, the Township may order the site to be closed permanently subject to provisions of this

section. Also, corrective actions must begin immediately upon determination of anaerobic conditions. Determination of anaerobic conditions may be made by the Zoning Administrator.

d. Compost materials shall not be accepted on site in an anaerobic condition.

4. Setback Requirements.

a. In no case shall composting facilities be located within one thousand two hundred (1,200') feet of an existing residential district lot line, nor within one thousand five hundred (1,500') feet of the nearest existing residential dwelling in other zoning districts. The isolation distance shall be measured from the beginning of the program area designated to the composting facility to the residential lot line in residential districts. In other zoning districts, the isolation distance shall be measured from the beginning of the program area designated to the composting facility to the existing residence.

5. Landscaping Requirements.

a. If a residence is within one thousand two hundred (1,200') feet to two thousand two hundred and fifty (2,250') feet of a composting facility, or if the facility fronts on a public road, Greenbelt "D" or another greenbelt as selected by the Commission from among those provided in Appendix B shall be constructed around the perimeter.

6. Off-Site Road Maintenance.

a. This Section is enacted to assure that tracking of mud and/or compost materials from composting areas onto public off-site roads will be minimized and to assure that mud and/or compost materials which are tracked off-site are adequately removed.

b. At the time of site plan approval, the operator of the composting facility shall submit an Off-Site Road Maintenance Plan which addresses, at a minimum, the following:

- 1) Method of dislodging mud and/or composting materials from the vehicles or undercarriage.
- 2) An on-site traffic control pattern, including a by-pass road around the truck cleaning area if applicable.
- 3) Method for removing soil, dust, and/or compost materials attributable to the composting operations from public off-site roads within two thousand five hundred (2,500') feet of the composting area entrance and exits.
- 4) Trucks and off-site roads shall be cleaned as often as necessary to prevent the occurrence of nuisances resulting from the tracking of mud and/or compost materials.

7. Fugitive Dust, Noxious Odors, Noise, Vibration, Light, and Blowing Debris.

a. The operation of a composting facility shall not result in unreasonable off-site deterioration of air quality, cause unreasonable interference with the comfortable enjoyment of life and property, or cause injurious effects to human health, safety, and welfare. All compost facilities shall be designed, constructed and operated so that fugitive dust, noxious odors,

noise, vibration, light, and blowing debris are controlled and do not cause off-site problems or nuisances.

- b. The following performance standards shall be enacted in an effort to control noxious odors, noise, vibration, and light so that they do not cause off-site problems and nuisances:
    - 1) Odors.
      - (a) The emission of noxious odors, odorous matter in such quantities as to be readily detectable at any point along lot lines, when diluted in the ratio of one volume of odorous air to produce a public nuisance or hazard beyond lot lines, is prohibited.
      - (b) All water used by the composting facility shall be drawn from streams, wells, ponds, or the municipal supply, and be otherwise free from sulfur or agents which will cause odor.
    - 2) Sound. Sound levels shall be measured using a weighted decibel measurement and with a type of audio output meter approved by the National Institute of Standards and Technology. Objectionable noise as determined by the Commission, of an intermittent nature, or high frequency sounds, even if falling below the aforementioned decibel readings, shall be muffled so as not to become a nuisance to adjacent uses.
    - 3) Vibration. All machinery shall be so mounted and operated as to prevent transmission of ground vibration exceeding a displacement of three-thousandths (0.003) inches as measured at any property line of its source.
  - c. The applicant shall submit with the site plan an operations plan to minimize the off-site occurrences of fugitive dust, noxious odors, vibrations, light, and blowing debris. This plan may include such measures as: restricting the daily work area, refusing to accept certain compost materials, or other appropriate measures. This plan shall require approval by the Commission.
  - d. If there is evidence that performance standards have not been met and/or that a problem or nuisance condition exists as determined by the Zoning Administrator, despite compliance with the operation plan, then a contingency plan shall be developed by the operator. This contingency plan shall be submitted within ten (10) working days from the date that the Zoning Administrator notifies the operator. This plan shall demonstrate to the satisfaction of the Zoning Administrator that the problem will be abated within two (2) weeks.
  - e. In the preparation of the operations plan required by Section 1616.7.c. of this Ordinance or the contingency plan which may be required by Section 1616.7.d. of this Ordinance, the applicant or operator shall comply with the requirements of the Air Quality Rules promulgated under Act 348 of 1965 as amended.
8. Compost Storage.
    - a. Storage of any material, other than compost, shall not be allowed on-site.
    - b. Height of compost material shall not exceed eight (8') feet.

- c. No sludge of any kind shall be stored or deposited on composting facility property.
  - d. No bagged materials containing grass shall be accepted at a composting facility. Grass contained in bags shall be de-bagged at the original point of collection before being hauled to the composting facility.
9. Closure Plan.
- a. A closure plan shall be submitted which shall detail the final end use of the property should use of the facility be discontinued for more than twelve (12) months. The plan should describe:
    - 1) How the existing site will be cleaned up.
    - 2) How and where the existing surface debris will be disposed.
    - 3) What the final disposition of the land will be.
    - 4) The petitioner shall, prior to commencement of operations, deposit with the Township an amount sufficient to ensure site cleanup should operations cease. The deposit shall be in the form of a cash deposit, certified check, irrevocable bank letter of credit, or surety bond in an amount to be determined acceptable by the Township Board.
  - b. Violation of any of the provisions of this ordinance or inability to meet the requirements of these provisions will result in the Township having the right to close and/or clean up the composting facility and operation at the expense of the owner and/or operator and/or lessee of the composting facility.
  - c. The Township may, at such time, direct the owner and/or operator and/or lessee to close and/or clean up the composting facility and/or operation at the owner and/or operator and/or lessee's expense.
10. Right of Entry and Inspection.
- a. To determine compliance with this Ordinance, the Township Board shall appoint three persons, in addition to the Zoning Administrator, who will be prepared to act as Township representatives for purposes of site inspections. All composting areas are subject to inspection by the Zoning Administrator or Township representative during reasonable hours. This includes all site inspections made during the preparation, construction, operation, and closure periods. Should entry to a premise for an inspection be refused, the Zoning Administrator or Township representative may obtain a warrant authorizing premise entry and inspection pursuant to Section 2446 of Act 368 of Public Acts of 1978, being Section 333.2446 of the Michigan Compiled Laws.
  - b. The Zoning Administrator or Township representative is empowered to collect and examine samples as deemed necessary to perform the duties prescribed herein, and to take photographic, video tape, or other representation of conditions existent at the composting area. No person shall hinder, obstruct, delay, resist, or prevent any inspection made or any sample collected and examined by the Zoning Administrator or a Township representative.

Nor shall any person molest, intimidate, harass, or impede the Zoning Administrator or a representative of the Township in the lawful discharge of his or her powers and duties.

- c. Based on an alleged violation of this Ordinance, specifically designated employees or officers of the Township may enter the disposal area when accompanied by a representative of the facility.
- d. The Township Board shall designate by resolution no more than three employees or officers to be given this responsibility and shall transmit copies of the resolution to Zoning Administrator and to the compost area operator. If the designated employee or officer of the Township confirms the alleged violation, the Zoning Administrator shall be contacted immediately.

#### **1617. Convalescent and Nursing Homes.**

1. All convalescent or nursing homes shall be constructed on parcels of at least three (3) acres.
2. There shall be provided a minimum of one thousand five hundred (1,500) square feet of open space for each one (1) bed in a Nursing Home. The one thousand five hundred (1,500) square feet of open space per bed or unit shall provide for landscaping, off-street parking, service drives, loading space, yard requirements, and required accessory uses but shall not include the area covered by main or accessory buildings.
3. Total coverage of all buildings (including dwelling units and related service buildings) shall not exceed twenty-five (25) percent of the total site not including any dedicated public right-of-way.
4. All ingress and egress to the site shall be directly from a hard surfaced street.
5. No building shall be closer than forty (40') feet to any lot line.
6. Building heights shall be no more than two (2) stories.
7. All such complexes shall provide for common service areas containing, but not limited to, central dining rooms, recreational rooms, and lounge areas.
8. In the case of housing complex for the elderly, minimum dwelling unit size shall be four hundred (400) square feet of living area per unit.
9. All facilities shall be licensed by the Michigan Department of Community Health and shall conform to applicable State and Federal laws.

#### **1618. Drive-in Establishments.**

1. The site shall have at least one lot line on a state or federal highway.
2. The outdoor space used for parking and vehicle stacking shall be hard surfaced and adequately drained pursuant to the requirements of this Ordinance.
3. Drive-in establishment management shall provide adequate trash and litter policing for the parking lot and the shoulders of adjacent roadways. These areas shall be completely cleared of accumulated debris as often as necessary.

4. The minimum distance between driveways on the site shall be seventy-five (75') feet measured from the two closest driveways' curbs, measured along the right-of-way, unless a greater distance is required by state or federal law.
5. The minimum distance a driveway into the site shall be from a street intersection shall be sixty (60') feet measured from the intersection of the street right-of-way to the nearest end of the curb radius, unless a greater distance is required by state or federal law.
6. Motor-vehicle oriented businesses adjacent to or integrated in a shopping center or cluster of commercial facilities shall use the common access with other business establishments in that center.
7. Vehicular circulation patterns into and out of such businesses shall be located and designed to minimize disruption of and conflicts with through traffic movement on abutting streets.
8. Devices for the transmission or broadcasting of voices or music shall be so directed or muffled as to prevent said sound or music from being audible beyond the boundaries of the site.

**1619. Building Contractor's Yard, including other special trade contractors.**

1. All ingress and egress to the site shall be directly from a hard surfaced street.
2. Required outdoor storage of motorized vehicles, generators, or other equipment used in connection with the business shall be contained within a screened area of the lot.
3. Materials used in connection with the business shall be confined to a screened area or within an enclosed building.
4. No outside work in connection with the business shall be permitted except for emergency conditions, for which approval by the Zoning Administrator is required.

**1620. Golf Courses, including public and private facilities.**

1. Site Requirements:
  - a. Minimum site shall be eighty (80) acres for a nine-hole course.
  - b. Minimum site shall be one hundred sixty (160) acres for an 18-hole course.
  - c. The minimum site for tennis, racket sport and swimming facilities shall be no less than four (4) additional acres.
2. Buffering Requirements:
  - a. A landscaped buffer zone shall be provided between the parking and principal building area and any adjacent residential development.
  - b. A fifty (50') foot minimum undisturbed buffer zone between turf areas and natural water bodies, watercourses or wetlands must be maintained. The buffer zone must contain natural vegetation and shall not be chemically treated.

3. Performance Standards:

- a. Accessory uses may include: clubhouse/pro shop, managerial facilities, maintenance shed, toilets, lockers, standard restaurant and drinking establishments, tennis, racket sport, and swimming facilities.
- b. The clubhouse exterior design is to be of a residential character.
- c. Major accessory uses such as a standard restaurant and bar may be housed in a single building or within the clubhouse. Minor accessory uses strictly related to the operation of the golf course itself, such as maintenance garage and pro shop or golf shop, may be located in separate structures.
- d. There may be a maximum of two (2) identification signs. Each sign may have a maximum area of thirty (30) square feet. Both signs may be lighted.
- e. All principal or accessory buildings and parking areas shall be not less than two hundred (200') feet from any lot line or abutting residentially zoned lands; provided that where topographic conditions are such that buildings would be screened from view, the Commission may reduce this requirement.
- f. Access shall be so designed as to provide all ingress and egress to the site directly from a hard surfaced street.
- g. The total lot area covered with principal and accessory buildings shall not exceed five (5) percent.
- h. All artificial lights shall be night friendly and directed away from adjoining properties.
- i. No outdoor loudspeaker or call system shall be routinely audible on adjoining property.
- j. Outside storage shall be properly screened.
- k. No dwelling units shall be provided on the premises except for living quarters for a resident manager, watchman or caretaker. Those living quarters, if any, shall be constructed as part of the principal building.
- l. A golf driving range accessory to the principal use of the golf course is permitted provided the area devoted to this use shall maintain a seventy-five (75') foot front yard and a one hundred (100') foot side and rear yard setbacks. The area shall be buffered by natural vegetation and fencing to minimize the impact upon adjoining properties.
- m. Toilet facilities for use by patrons shall be located conveniently. Satellite restrooms are to be located away from lot lines and painted or finished in an earth tone color. Such facilities shall be approved by the District #10 Health Department.
- n. Golf courses shall retain and preserve native vegetation over at least thirty (30) percent of the total upland area of the course to reduce water demand, excessive soil erosion and heavy nutrient run-off.

- o. Water quality protective measures are required as follows:
  - 1) Maintenance of erosion control barriers during construction and until all ground cover is established.
  - 2) To the extent practicable, runoff must be directed to on-site holding/sedimentation ponds with a water quality control structure installed at the outlet prior to water discharge from the premises.
  - 3) Site areas in proximity to fuel and chemical storage areas shall be designed to direct all runoff to an on-site ponding area.
  - 4) A chemical storage area must be designated within an accessory building. The area must provide secondary containment to prevent the spread of spills.
  - 5) An inventory manifest of stored chemicals must be posted at the entrance of the accessory building. Said listing must also be filed with the Township.
  - 6) A permit from the Manistee County Soil and Sedimentation Department is required.
- p. Chemicals and their applications shall meet the requirements of the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA), the Environmental Protection Agency (EPA), and all appropriate state statutes and administrative directives.
- q. In order to ensure that the site can be restored to prior conditions should golf course construction not be completed, the Township may require posting of a performance guarantee or other acceptable security.
- r. Swimming pools shall conform with the requirements of Section 1072. of this Ordinance.

**1621. Golf Driving Ranges.**

- 1. The minimum area shall be twenty (20) acres.
- 2. All ingress and egress to the site shall be directly from a hard surfaced street.
- 3. No building shall be located closer than three hundred (300') feet to any side or rear property lines.
- 4. A shelter building with toilet facilities shall be provided which meets all requirements of the District #10 Health Department.
- 5. Development features, including the principal and accessory buildings and structures, shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property.
- 6. The minimum number of off-street parking spaces to be provided shall be the number required for the driving range in addition to the number required for each accessory use.
- 7. The use shall be buffered by natural vegetation and fencing to minimize the impact upon adjoining properties.

**1622. Greenhouses/Nurseries (Commercial).**

1. The minimum area shall be two (2) acres.
2. All ingress and egress to the site shall be directly from a hard surfaced street.
3. The storage or display of any materials shall conform to all building setback requirements of a structure.
4. All parking and loading shall be provided off-street.
5. The parking area shall be designed so as not to disrupt abutting residences with noise or headlights.

**1623. Day Care, Group Home.**

1. Location Requirements.
  - a. Group day care homes shall not be located closer than one thousand five hundred (1,500) feet to another licensed group day care home, adult foster care small group home or large group home licensed under the Adult Foster Care Facility Licensing Act, PA 218 of 1979, MCL 400.701 et seq., a facility offering substance abuse treatment and rehabilitation service to seven (7) or more people licensed under article 6 of the Michigan Public Health Code, PA 368 of 1978, MCL 333.6101 et seq., or a community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the Michigan Department of Corrections.
2. Site Requirements:
  - a. All outdoor play areas shall be enclosed with fencing, a minimum of four (4') feet high.
  - b. An off-street drop-off area is to be provided with the capability to accommodate at least two vehicles in addition to the parking normally required for the residence. A driveway may be used for this purpose.
  - c. One on-site parking space shall be provided for any assistant provider or caregiver not a resident on the premises.
  - d. Playground equipment shall not be located in front yards.
  - e. One sign is permitted providing:
    - 1) It is for identification purposes only.
    - 2) It is not internally illuminated and does not exceed four (4) square feet.
3. Buffering Requirements:
  - a. Adequate provision shall be made to reduce noise impacts on surrounding residential properties pursuant to the requirements of Section 1030. of this Ordinance.

4. Performance Standards:

- a. Operation and maintenance of all group day care facilities shall conform to existing applicable County and State regulations.

**1624. Day Care Center.**

1. There shall be provided and maintained a minimum of one hundred fifty (150) square feet of open space for each child cared for.
2. Such open space shall have a total minimum area of not less than five thousand (5,000) square feet and shall be fenced and screened from any adjoining lot in any residential district.

**1625. Home Occupation.**

1. The home occupation shall not be offensive or change the character of the residence. No article or service shall be sold or offered for sale on the premises, except such as is produced by such occupation; such occupation shall not require external alterations or construction features, equipment, machinery, outdoor storage, or signs not customary in residential areas. One non-illuminated nameplate, not more than six (6) square feet in area, may be permitted which shall contain only the name and occupation of the resident of the premises. Restaurants, animal hospitals, kennels, day care group homes, vehicle repair or bumpshops, among others, shall not be considered as home occupations.

**1626. Hospitals.**

1. Location Requirements:
  - a. All ingress and egress to the site shall be directly from a hard surfaced street.
2. Site Requirements:
  - a. The minimum lot or parcel size for hospitals shall be ten (10) acres.
  - b. The building height of a hospital shall be no more than four (4) stories or forty-five (45') feet.
  - c. The minimum distance of any building from lot or right-of-way line shall be at least one hundred (100') feet for front, rear, and side yards for all two-story structures. For every story above two (2), the minimum yard distance shall be increased by at least twenty (20') feet. Buildings less than two (2) stories shall be no closer than forty (40') feet from any lot line or right-of-way.
  - d. Access to and from any delivery or ambulance areas shall be directly from a major hard surfaced street.
  - e. A minimum of two (2) ingress/egress locations shall be required.
  - f. Noise producing activities, such as ambulance and delivery areas, laundry, or power plant, shall not be located closer than three hundred (300') feet from any residential area.

3. Buffering Requirements:
  - a. Ambulance and delivery areas shall be obscured from all residential view with a wall at least six (6') feet in height. Said wall shall further be in accordance with the General Provisions Article 10 of this Zoning Ordinance.
  - b. Parking areas shall be screened from surrounding residential areas by a wall or fence, in combination with suitable plant materials as specified in Section 1030. of this Ordinance.
4. Performance Standards:
  - a. All hospitals shall be licensed by the Michigan Department of Public Health.
  - b. Hospitals shall conform to applicable State and Federal laws.

### **1627. Junkyards or Salvage Yards.**

1. Location Requirements:
  - a. All ingress and egress to the site shall be directly from a hard surfaced street. The Commission may approve access to an unpaved or county local road if the Commission finds that such access point will further minimize impacts on other properties.
2. Site Requirements:
  - a. The minimum lot or parcel size for junkyards shall be five (5) acres.
3. Setbacks:
  - a. All enclosed areas shall be set back at least one hundred (100') feet from any front lot line.
  - b. Junkyards shall not be located closer than one hundred (100') feet from the border of an Industrial District.
  - c. Adequate standing and parking facilities shall be provided at the site so that no loaded vehicle at any time stands on a public right-of-way awaiting entrance to the site.
  - d. Whenever the facility abuts a residential district, a five hundred (500') foot setback is required.
4. Buffering Requirements:
  - a. The front yard shall be planted with trees, grass, and shrubs. The spacing and type of plant materials shall be consistent with the provisions of Section 1030. of this Ordinance.
  - b. A solid fence, wall or earthen berm at least eight (8') feet in height shall be provided around the periphery of the site to screen the site from surrounding property. Such fence, wall or berm shall be of sound construction, uniform throughout its length, painted or otherwise finished neatly and inconspicuously. Such fence, wall or berm shall be of permanent finish and construction.

5. Performance Standards:

- a. All activities shall be confined within the enclosed area. There shall be no stacking of material above the height of the fence, wall, or berm, except that moveable equipment used on the site may exceed that height. No equipment, material, signs, or lighting shall be used or stored outside the enclosed area.
- b. No open burning shall be permitted and all industrial processes involving the use of equipment for cutting, compressing, or packaging shall be conducted within a completely enclosed building.
- c. All roads, driveways, parking lots, and loading and unloading areas within any junk yard shall be paved, oiled, watered, or chemically treated so as to limit the nuisance caused by wind-borne dust on adjoining lots and public roads.
- d. The operation shall be licensed by the State of Michigan to sell used vehicle parts or tow non-operational vehicles. The Zoning Administrator shall certify that the facility is in a properly zoned area.
- e. Any materials listed on the Michigan Critical Materials Register (gasoline and solvents) require secondary containment and a Pollution Incident Protection Plan filed with the Michigan Department of Environmental Quality.
- f. Shall otherwise comply with all state and federal laws, regulations and guidelines.

**1628. Kennels, Commercial.**

1. A commercial kennel shall be on a lot with a minimum lot size of five (5) acres for the first eleven (11) animals and an additional one-third (1/3) acre for each animal thereafter.
2. Accessory buildings where animals are kept, runs, and exercise areas shall not be located closer than five hundred (500') feet from the property line of any Residential District and/or existing residential use.
3. All kennels shall be operated in conformance with all applicable County, State and Federal regulations.
4. The main kennel building used to house the animals shall be insulated in such a manner that animal noises are minimized.
5. Habitual barking or unusual noise from the kennel which results in a nuisance to neighboring landowners or residents is prohibited.
6. Exercise yards, when provided for training or exercising, shall not be used between the hours of 10:00 p.m. and 7:00 a.m.
7. During the hours between 7:00 a.m. until 10:00 p.m., animals shall be permitted in outdoor runs or pens. Animals shall be kept confined and not allowed to run at large on the property, except as part of supervised training.
8. Runs and/or exercise areas, and buildings where the animals are maintained shall be located in the rear yard only.

9. The kennel area shall be screened from view by appropriate screening as determined by the Planning Commission.
10. The outside perimeter of the run and/or exercise area of a commercial kennel shall be enclosed by chain link or cyclone fencing at sufficient height or completely covered on sides and top having to prohibit the escape of animals.
11. All animals must be licensed and maintained in a healthful and careful manner.
12. Outdoor runs and breeding areas in commercial kennels shall have concrete surfaces, suitable for cleaning and shall be provided with an adequate septic system.
13. The premises shall be kept in a clean and sanitary manner to prevent the accumulation of flies, the spread of disease or offensive odor.
14. Animal odors shall not be detectable beyond the lot lines of the property in which the kennel is located.
15. Dust and drainage from the kennel enclosure shall not create a nuisance or hazard to adjoining property or uses.

#### **1629. Landscaping, Home and Garden Centers.**

Open air businesses shall include, but need not be limited to, commercial sales establishments selling landscaping materials, home improvement materials and tools and related accessories.

1. Site Requirements:

- a. No loading activities shall be permitted within twenty-five (25') feet of any lot line abutting a residential land use.
- b. All ingress and egress to the site shall be directly from a hard surfaced street, or from an approved shared access drive to such thoroughfare.
- c. No more than one (1) driveway onto a thoroughfare shall be permitted per site. Driveway approach width shall not exceed thirty-five (35') feet.

2. Buffering Requirements:

- a. Trucking, outside storage, loading and dock areas shall be fenced and screened, pursuant to the requirements of Section 1030. of this Ordinance.
- b. Storage yards shall be obscured from view from public streets.

3. Performance Standards:

- a. The site shall be kept in a neat and orderly fashion.
- b. Not more than fifty (50) percent of the parcel shall be covered by buildings.
- c. Storage or display of goods and materials shall not occur within the setback area.

- d. No public address system shall be audible from any abutting residential parcel.
  - e. All flammable liquids, solvents, cleaners, and other hazardous substances capable of contaminating groundwater shall be stored within building or secondary containment measures shall be installed and utilized to prevent spilled materials from contacting the ground.
  - f. The storage of any soil, fertilizer, or similar loosely packaged materials shall be sufficiently contained to prevent any adverse effect on adjacent properties, water bodies, wetlands and drainage-ways.
4. All areas subject to vehicular use shall be paved with a durable dust-free surface, with appropriate bumper-guards where needed.

**1630. Machine Tools, Metal Cutting, and Grinding Facilities.**

1. All ingress and egress to the site shall be directly from a hard surfaced street.
2. The activity shall not have a detrimental effect on nearby residents by virtue of noise, smoke, or other emissions.
3. The Township shall establish reasonable measures to mitigate any such adverse impacts.

**1631. Mini-Warehouses / Self-Storage Facilities.**

1. Building separation between self-storage buildings on the same site shall be a minimum of twenty-four (24') feet or equal to the building height, whichever is greater.
2. The total lot coverage of all structures shall be limited to thirty-five (35) percent of the total lot area.
3. A ten (10') foot landscaped greenbelt shall be provided between the property line or wall required along all street frontages. A five (5') foot landscaped greenbelt shall be provided between the property line or wall where the site abuts any residential district. All materials shall be planted in conformance with the General Provisions Article 10 of this Zoning Ordinance.
4. Parking shall be provided in accordance with the following: two (2) spaces for the resident manager, one (1) additional space for each additional employee, and two (2) additional spaces for customers shall be provided adjacent to the rental office.
5. Internal driveway aisles shall be a minimum of twenty-four (24') feet in width.
6. All off-street parking areas and driveways shall be hard surfaced.
7. All ingress and egress to the site shall be directly from a hard surfaced street.
8. Building height shall not exceed one (1) story or fourteen (14') feet except that a caretaker or resident manager's unit may be allowed a building height of two (2) stories or twenty-five (25') feet.

9. No single storage building shall exceed seven thousand five hundred (7,500) square feet.
10. All storage on the property, with the exception of item 11 below, shall be kept within an enclosed building.
11. The outdoor storage of recreational vehicles, motorized homes, boats and trailers, motor vehicles, and travel trailers may be permitted. All such areas shall be on an aggregate treated surface, or better. Such storage shall be completely screened from view from all adjacent residential areas.
12. The use of the premises shall be limited to storage only, and shall not be used for any auction, or sales, or storage and transfer business; for the servicing, repair, or fabrication of any vehicle, boat, trailer, appliance, or similar item; or for the operation of power tools, compressors, kilns, or similar equipment; except, that limited sales to tenants of products and supplies incidental to the principal use, such as packing materials, identification labels, rope, locks, tape, etc., shall be permitted on the site devoted to this use. The storage of combustible or flammable liquids, combustible fibers or explosive materials, as defined in the fire protection code, or toxic materials are expressly prohibited.

**1632. Modular/Manufactured Home Sales.**

1. All ingress and egress to the site shall be directly from a hard surfaced street.
2. The area upon which new and/or used mobile homes and modular homes are displayed shall be hard surfaced or shall be grassed with a hard surfaced pedestrian access to each of the mobile homes and modular homes on display.
3. Ingress and egress shall be at least sixty (60') feet from the intersection of any two streets.
4. No major repair shall be conducted on the subject site.

**1633. Mortuary Establishments.**

1. All ingress and egress to the site shall be directly from a hard surfaced street.
2. Adequate assembly area shall be provided off-street for vehicles to be used in the funeral procession.
3. Such assembly area will be in addition to required off-street parking.
4. A caretaker's residence may be provided within the main building of the mortuary establishment.

**1634. Motels.**

1. All ingress and egress to the site shall be directly from a hard surfaced street..
2. The maximum lot coverage of all buildings, including accessory buildings, shall not exceed twenty-five (25) percent of the area within the lot lines of land developed at any one time.
3. The front twenty-five (25') feet of the lot shall be landscaped buffer zone, unpaved, and shall not be used for off-street parking.

4. Trash dumpsters shall be screened from adjacent properties by vegetation, landscaping, or fences, pursuant to the requirements of Section 1020. of this Ordinance.
5. The minimum floor area of each guest unit shall be two hundred fifty (250) square feet.
6. No guest shall establish permanent residence at the motel.

**1635. Office.**

1. All ingress and egress to the site shall be directly from a hard surfaced street..

**1636. Public Parks and Recreation Facilities.**

1. Active recreation areas, including accessory buildings and parking lots, shall not be located closer than three hundred (300') feet to any property line.
2. The project shall have no negative impacts on surrounding land uses, or mitigating measures shall be taken to eliminate said adverse impacts.

**1637. Wind Energy Conversion Systems.**

In the case of a Wind Energy Conversion System (WECS) the Planning Commission shall find that each of the following site plan, site and performance requirements are satisfied..

1. Additional site plan requirements. In addition to the site plan requirements contained in Section 9403. of this Ordinance, a site plan for a WECS shall include the following:
  - a. Documentation establishing the legal ownership of the WECS and documentation reporting to the Planning Commission any changes in the legal ownership of the WECS within thirty (30) days of the effective date of the change of ownership.
  - b. Documentation establishing the legal mechanism for siting the WECS, that is, by easement, license, lease or by virtue of ownership of the parcel. Evidence of compliance with the Manistee Township Land Division Ordinance or the Land Division Act shall be required.
  - c. A visual impact analysis prepared by the applicant using mockup, photo montage, or other graphic depiction, to show the anticipated visual appearance of the WECS from important vantage points in the surrounding area. If multiple units are proposed or planned for the same view plain in the future, then the cumulative impact of all proposed and planned units shall be addressed in the visual impact analysis. Based on the visual impact analysis provided along with consideration of other information in the application, the Planning Commission may increase the lot area required and/or decrease the WECS height.
  - d. A site plan showing the locations of all existing overhead electrical transmission wires or distribution lines, whether utilized or not, and the location of each WECS with its specific dimensions.
  - e. A project description showing for each WECS its height above grade, diameter of the rotor and tower type.

- f. A fire protection plan approved by the Fire Chief of the Manistee Township Fire Department.
  - g. Construction plans and specifications for each proposed WECS and its anchoring system certified as structurally safe by a registered professional engineer licensed and insured in the State of Michigan.
  - h. A statement of survival wind speed for each WECS.
  - i. In the case of an interconnected WECS, proof of written notice to the local electric utility company of the proposed interconnection and the utility's response thereto. The owner and operator shall comply with all requirements of the servicing utility if the WECS is interfaced with the utility grid.
2. Size and Setbacks.
- a. In addition to any required setback area for the land use district in which the WECS is located, there shall be an additional setback equal to not less than one (1) times the height of each WECS measured from the base of each WECS to all points on the underlying district's setback line.
  - b. No minimum parcel size is required for a WECS. However, the Planning Commission shall establish in the special use permit a reasonable parcel size requirement for the WECS project site based on the height of each WECS proposed, the number of towers involved, the number and proposed location of all accessory buildings and structures, the setback requirements established by the preceding subsection, the existence and location of neighboring buildings and structures, including residential uses, access to public roads, and other relevant factors. The parcel size so established shall supersede all other parcel size requirements for the land use district in which the WECS is located.
  - c. The maximum height of a WECS, including rotor blade length of horizontal wind turbines, shall be 300 feet above grade unless otherwise prohibited by state or federal statutes or regulations or unless the applicant obtains a variance from the Zoning Board of Appeals.
  - d. Where the parcel adjoins any residentially zoned property or land use, the owner shall plant two (2) alternating rows of evergreen trees with a minimum height of five (5) feet on 20-foot centers along the entire adjoining perimeter of the WECS parcel.
3. Accessory Structures.
- a. Accessory buildings and structures directly associated with the operation of the WECS shall not exceed 500 square feet of gross building area.
  - b. All electrical lines or wires between a WECS and an accessory building or structure or between two or more WECS shall be buried underground.
4. Construction Standards.
- a. Each WECS shall be a free-standing structure without guidewires, cables or anchoring mechanisms extending beyond the mounting foundation of the WECS.

- b. The maximum level of noise generated by any WECS shall not exceed sixty (60) decibels as measured on the dB(A) scaled measured at the lot line from the nearest WECS including consideration of downwind aspects of sound travel. The owner and operator shall provide certification after construction that such standard is met and upon request of the Township recertification that such standard is being maintained.
- c. The WECS rotor shall be located on the tower or support such that the minimum blade clearance above ground level at the tower location is not less than twenty (20) feet.
- d. Each WECS shall be secured or protected to prohibit access by unauthorized persons. The Planning Commission may require this standard to be met by the installation of one or more security fences.
- e. Each WECS shall comply with all uniform or national building, electrical, mechanical and fire codes.
- f. Under no circumstances shall a WECS produce vibrations humanly perceptible beyond the parcel boundaries.
- g. Towers shall be designed and constructed in such a manner that climbing devices are only accessible with a separate ladder to a height of twelve (12) feet.
- h. The entire WECS including turbines, alternators, generators and interconnect systems shall be filtered and/or shielded to prevent the emission of generated radio frequency energy which would cause any interference with radio and/or television broadcasting or reception or which would cause unreasonable interference with the operation of cell phones or other wireless devices and shall comply with Federal Communication Commission rules 47 CFR, parts 15 and 18, including all relevant subparts thereof.
- i. No displays, advertising signs or other identification of any kind intended to be visible from the ground or other structures shall be permitted except as required for emergency purposes.
- j. Each WECS shall be painted with non-reflective paint of an unobtrusive color designed to minimize off-site visibility of the WECS.
- k. Lighting for each WECS shall comply with the legal minimums established by the Federal Aviation Administration (FAA), the Michigan Aeronautical Commission (MAC) or their successor agencies. Such lighting shall be the lowest intensity allowable by the FAA and MAC; shall if possible avoid strobe lighting or other intermittent lighting fixtures; and may be a white or red top light that does not pulsate or blink.
- l. The following information shall be provided on a weatherproof label or sign attached to each WECS tower subsystem in a visible and easily accessible location:
  - 1) Equipment weight of the tower's subsystem
  - 2) Manufacturer's name and address
  - 3) Model number
  - 4) Serial number

- 5) The survival wind speed in miles per hour and meters per second;
  - 6) Name of installer;
  - 7) Name of person responsible for maintenance
  - 8) Emergency telephone number for the installer and person responsible for maintenance.
- m. The following information shall be provided on a weatherproof label or sign attached to each WECS power conversion subsystem in a visible and easily accessible location:
- 1) Maximum power input (KW) rated voltage (volts) and rated current output (amperes) of the generator, alternator or other power conversion device;
  - 2) Manufacturer's name and address;
  - 3) Model number
  - 4) Serial number
  - 5) Emergency and normal shutdown procedures
  - 6) Underwriter's label where appropriate
- n. The information contained in subsections l and m above shall be filed with the Planning Commission, the Fire Chief of the Manistee Township Fire Department, and Manistee County Central Dispatch.
- o. All new powers transmission lines shall be installed underground.
- p. The Planning Commission, Fire Chief of the Manistee Township Fire Department, and Manistee County Central Dispatch, shall be notified, in writing, of any change of ownership of the WECS within thirty (30) days of each change of ownership.
- q. Existing onsite vegetation shall be preserved to the maximum extent practical.
5. Use Standards.
- a. No employees of the owner or operator shall be located on the site on a permanent basis. Occasional or temporary repair and service activities are excluded from this restriction.
  - b. A WECS shall be removed by the owner or operator or the property owner within six (6) months of being abandoned. For purposes of this paragraph, abandoned is defined as non-use.
6. Miscellaneous Standards.

- a. A removal bond or other performance guaranty for the removal of each WECS and all accessory buildings and structures shall be required conforming to the requirements for performance guarantees found in this Ordinance.
  - b. The special use application shall be signed by both the owner and operator of the WECS. Responsibility for the operation, repair, maintenance and removal of the WECS, as well as compliance with this Ordinance, shall be the joint and several responsibilities of the owner and operator.
  - c. The Planning Commission may require the applicant to deposit nonrefundable funds and pay the Township's costs associated with the Township's use of engineering, legal, planning or other consultants during the review of an application for a WECS.
7. MET Tower.
- a. A MET tower may be installed for a period of two (2) years. The structure must be set back from all property lines a distance equal to one (1) linear foot for each foot of tower height.
  - b. A MET tower may be installed upon issuance of a land use permit by the Zoning Administrator.

**1638. Petroleum Facilities, including production, refining, or storage of petroleum or other inflammable liquids.**

- 1. The Planning Commission shall select an adequate greenbelt area to be situated between this use and industrial uses permitted by right.
- 2. No part of the site shall be contiguous to a residential district.

**1639. Public Facilities.**

- 1. Public facilities include: Administrative offices, fire and police facilities, libraries, museums, recreational centers, and storage areas for public equipment.
- 2. Site Requirements:
  - a. No building shall be closer than fifty (50') feet to any property or road right-of-way line.
  - b. No more than thirty (30) percent of the gross lot area shall be covered by buildings.
- 3. Buffering Requirements:
  - a. Where mechanical equipment is located in the open air, it shall be screened from the surrounding residential area by suitable plant material and it shall be fenced with a chain link fence five (5') feet in height.
  - b. All buildings housing mechanical equipment shall be landscaped and maintained in accordance with the requirements of Section 1030. of this Ordinance.
- 4. Performance Standards:

- a. All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to other buildings on the same site development.
- b. No adverse environmental conditions such as noise, air pollution, lighting or other disruptions shall result.
- c. Outdoor storage areas shall be located a minimum of fifty (50') feet from any residentially zoned property.
- d. Facilities shall provide off-street parking and passenger loading areas at least twenty-five (25') feet from residential lot lines.
- e. Sites shall be periodically cleared of debris so that litter does not accumulate on adjacent properties.
- f. Any sports fields shall be a minimum of one hundred (100') feet from any lot line and two hundred (200') feet from any dwelling.

**1640. Public Utility Buildings.**

1. Public utility and service buildings, structures and uses (without storage yards) shall be permitted when operating requirements necessitate the location of the building or structure within the district in order to serve the immediate vicinity.

**1641. Recreation, (Commercial Indoor).**

1. The minimum lot size shall be one (1) acre.
2. Sites shall be periodically cleared of debris so that litter does not accumulate on adjacent properties.
3. The proposed site shall have at least one property line abutting a major hard surfaced street, and the site shall be so planned as to provide ingress and egress directly onto or from said major street.
4. Front, side, and rear yards shall be at least eighty (80') feet on those sides adjacent to residential districts. Front, side, and rear yards shall not be less than ten (10') feet on those sides adjacent to non-residential districts. Such required yard setback shall be landscaped in trees, shrubs, grass, and terrace areas. All such landscaping shall be maintained in a healthy condition.
5. There shall be no parking or structures permitted in the required front, side, and rear yard setbacks, except for required entrance drives and screening walls used to obscure the use from abutting residential districts.
6. Central loudspeakers/paging systems are prohibited adjacent to residential property.
7. The exterior design is to be of a residential character.
8. When a swimming pool is constructed under this Section the pool area shall be provided with a protective fence five (5) feet in height, and entry shall be provided by means of a controlled gate.
9. All plans for storm sewers, sanitary sewers, water, and other utilities shall be reviewed and approved by any designated Township Consultants.

**1642. Recreation (Commercial Outdoor).**

1. All ingress and egress to the site shall be directly from a hard surfaced street.
2. Minimum site area shall be three (3) acres
3. No building or spectator seating facility shall be located within one hundred (100') feet of a lot line.
4. Front, side and rear yards shall be at least eighty (80') feet. The first fifty (50') feet of such yards shall not be used for off-street parking and shall be landscaped.

5. Whenever parking areas are adjacent to land zoned or used for residential purposes, a five (5') foot wall or greenbelt shall be provided along the sides of the parking area adjacent to such residential land.
6. Race tracks and drive-in theaters shall be enclosed around the entire perimeter with an obscuring screen fence at least eight (8') feet in height. Fences shall be of permanent finished construction, painted or otherwise finished neatly, attractively and inconspicuously.
7. The applicant shall provide evidence of compliance with all appropriate federal, state, county and local permits as appropriate.
8. Facilities shall provide off-street parking and passenger loading areas.
9. Adequate stacking area shall be provided for vehicles waiting to enter the lot.
10. Facilities which have a participant capacity greater than five hundred (500) people shall provide letters of review from the County Sheriff and Manistee County Road Commission with respect to the proposed project.
11. Landscaped areas shall be maintained in a healthy condition pursuant to Section 1030. of this Ordinance.
12. Sites shall be periodically cleared of debris so that litter does not accumulate on adjacent properties.
13. In no case shall a recreational accessory use pre-date the installation and operation of the principal use. When the principal use ceases to operate, the accessory use shall immediately cease.
14. Accessory commercial activities shall be limited to those necessary to serve only the seasonal patrons of the facility.
15. Not more than sixty-five (65) percent of the land area shall be covered by recreational uses.
16. Central loudspeakers/paging systems are prohibited adjacent to residential property.
17. No temporary sanitary facility or trash receptacle shall be located within two hundred (200') feet of an existing dwelling.
18. All sanitary facilities shall be designed and constructed in strict conformance with District #10 Health Department regulations.
19. Adequate trash receptacles shall be provided as needed throughout the site.
20. Operating hours for all uses shall be determined by the Commission based on the nature of the use and the nuisance potential to adjoining property owners.

**1643. Recreational Vehicle Storage Facilities.**

1. Maximum area shall be three (3) acres unless associated with and on the same property as a permitted mini warehouse/self storage facility.

2. The use of the premises shall be limited only to storage of recreational vehicles, boats, and trailers and shall not be used for any auction, sales, transfer business, or storage of other materials.
3. The premises shall not be used for the servicing, repair, or fabrication of any vehicle, boat, trailer, appliance, or similar item.
4. The premises shall not be used for the operation of power tools, compressors, kilns, or similar equipment.
5. Limited sale of products and supplies incidental to the principal use, such as ropes, locks, tape, etc., to tenants shall be permitted within an enclosed building.
6. The storage of combustible or flammable liquids or explosive materials shall be prohibited.
7. No vehicle shall have a fixed connection to electricity, water, gas, or sanitary facilities.
8. No person, individual, group, or family shall be allowed to occupy any vehicle during non-business hours.
9. At least one property line shall abut an arterial street.
10. All ingress and egress shall be directly onto an arterial street.
11. Storage areas shall meet all yard setback requirements applicable to any building in the district.
12. Storage areas shall be hard surfaced.
13. Storage areas shall be screened by an obscuring wall at least six (6') feet high or a chain-link fence with intense evergreen shrub planting.
14. The area shall be graded and drained as to properly dispose of all surface water accumulated within the area.
15. All recreational vehicles, boats, and trailers contained herein shall be locked or secured at all times when not being claimed or moved by the owner so as to prevent access thereto and to prevent accidental release that would permit movement onto abutting property.
16. Access drives, parking areas, and maneuvering lanes shall be maintained and located so as to provide access for emergency vehicles at all times.

**1644. Research Facilities.**

1. High technology research facilities shall be clean, quiet, and free from objectionable or dangerous nuisance or hazard.
2. Such high technology research facilities shall be contained within a completely enclosed building.

**1645. Restaurant, Carry-Out, Fast-Food, or Drive-In (See also Drive-in Establishment).**

3. No drive-in, fast-food, or carry-out restaurant property line shall be located within five hundred (500') feet from an elementary, junior, or senior high school property line.
4. All ingress and egress shall be directly from a hard surfaced street.
5. The minimum width of driveways at the property line shall be twenty-four (24') feet, and not greater than thirty (30') feet.
6. The minimum distance between driveways on the site shall be seventy-five (75') feet measured from the two closest driveways' curbs, measured along the right-of-way.
7. The minimum distance between a driveway into the site from a street intersection shall be sixty (60') feet measured from the intersection of the street right-of-way to the nearest end of the curb radius.
8. Motor-vehicle oriented businesses adjacent to or integrated in a shopping center or cluster of commercial facilities shall use the common access with other business establishments in that center.
9. The entire parking area shall be paved with a permanent surface of concrete or asphalt and shall be graded and drained in accordance with standards specified by Township Consultants. Any unpaved area of the site shall be landscaped with lawn or other horticultural materials, maintained in a neat and orderly fashion at all times and separated from the paved parking or driveway area by a raised curb or other equivalent barrier.
10. Concrete curbing, six (6") inches in height, shall be properly placed and maintained along or parallel to all property lines, except where bumper guards are required and except across approved driveways, so as to prevent vehicular encroachment onto or over the public right-of-way and to prevent vehicular encroachment onto or over the adjoining property, or vehicular damage to the adjoining buildings.
11. The Commission, upon application of the property owner, may modify or waive the curbing requirement where unusual site characteristics exist or in instances where landscaping or other natural or manmade features would produce the same effect.
12. All outside trash receptacles, except those intended for use by the customer, shall be enclosed by a six (6') foot wall. The material being stored shall not be stacked higher than the wall.
13. Devices for the transmission or broadcasting of voices or music shall be so directed or muffled as to prevent said sound or music from being audible beyond the boundaries of the site.
14. Drive-in establishment management shall provide adequate trash and litter policing for the parking lot and the shoulders of adjacent roadways. These areas shall be completely cleared of accumulated debris as often as necessary.
15. During the period when a drive-in restaurant, fast-food restaurant, or carry-out restaurant is vacated, closed, or otherwise not opened for business for more than thirty (30) consecutive days, the owner, franchise holder, or lessee shall be subject to complying with the following regulations:
  - a. Vehicular parking and storage shall be prohibited at all times anywhere on the premises and the owner, franchise holder, or lessee shall post a sign or signs on the premises, giving notice that all parked or stored vehicles are subject to ticketing and removal by the Township at

vehicle owner's expense. In addition, the owner, franchise holder, or lessee, whoever is in possession, is subject to ticketing if unlawfully parked or stored vehicles are permitted on the premises by consent of owner, franchise holder, or lessee. The Township shall have the right of entry to subject property for the purpose of accomplishing said ticketing and removal.

- b. The ground shall be kept free of rubbish and debris, and the grass, if any, shall be well kept and cut as necessary so as to present a neat and attractive appearance at all times.
- c. Within sixty (60) days of such closing, all curb cuts across driveway entrances and all other points of ingress and egress to the premises shall be closed to vehicular traffic.

#### **1646. Schools, Colleges and Universities.**

1. All ingress and egress to the site shall be directly from a hard surfaced street.
2. No buildings or other use of land, except landscaped passive areas, shall be situated within two hundred (200') feet of any property line of a residence not a part of the institution of higher learning.
3. Land not utilized for buildings, parking, etc., shall be landscaped or kept in natural vegetation.

#### **1647. Schools, Commercial Trade.**

1. All ingress and egress to the site shall be directly from a hard surfaced street.
2. Necessary steps shall be taken to ensure that any resulting dust, flushing, fumes, gas, noise, odor, smoke, vapor, or vibration do not create a condition detrimental to the surrounding area.
3. In the case of vehicle mechanics, any temporary outdoor storage of vehicles for repair shall be screened from view and not be located within fifty (50') feet of a public right-of-way and two hundred (200') feet from a residential district.

#### **1648. Wireless Communication Support Facilities (WCSF's).**

##### **1. Size and Setbacks**

- a. A minimum parcel size of three-fourths (0.75) acre; this minimum size requirement shall supersede all other parcel size requirements for the land use district in which the tower is located.
- b. To preserve the view of the shoreline, no WCSF shall be located closer than five hundred (500') feet from Lake Michigan or West of Lakeshore Road, whichever is the greater distance from Lake Michigan.
- c. No part of any WCSF or antenna shall be constructed, located or maintained at any time, permanently or temporarily, on or upon any required setback area for the district in which the antenna or tower is to be located.
- d. WCSF's shall be located so that they do not interfere with radio, television or other reception in nearby residential areas.

- e. WCSF's shall be located so there is room for vehicles doing maintenance to maneuver on the parcel owned or leased by the applicant.
- f. The base of the WCSF shall occupy no more than five hundred (500) square feet.
- g. Minimum spacing between WCSF locations shall be one (1) mile in order to prevent a concentration of WCSF's in one area.
- h. The maximum height of a WCSF shall be the minimum height demonstrated by the applicant to be necessary for reasonable communication.
- i. Where the parcel adjoins any residentially zoned property or land use, the developer shall plant two (2) alternating rows of evergreen trees with a minimum height of five (5) feet on twenty (20) foot centers along the entire perimeter of the WCSF and related structures. In no case shall the evergreens be any closer than ten (10) feet to any structure.
- j. The base of all WCSF's shall be set back from each lot line of the parcel a distance equal to at least the height of the WCSF.

## 2. Accessory Structures

- a. Accessory structures are limited to uses associated with the operation of the WCSF and may not be located any closer to any property line than thirty (30) feet.
- b. Accessory structures shall not exceed six hundred (600) square feet of total building area.
- c. All signals and remote control conductors of low energy extending substantially horizontally above the ground between a WCSF or antenna and a structure, or between WCSF's, shall be at least eight (8) feet above the ground at all points, unless buried underground.

## 3. Construction Standards

- a. The base of the WCSF and all wire cable supports shall be fenced with a minimum of six (6) foot high fence designed to prevent access to the site and the wire cable supports.
- b. The WCSF owner shall agree to design and build the tower to provide for a minimum of four additional antennas. Subleases for this space shall be made available to the public at a rate reflecting current local industry standards.
- c. All WCSF's shall be equipped with an anti-climbing device to prevent unauthorized access.
- d. WCSF construction plans shall be certified by a registered professional engineer.
- e. The applicant shall provide verification that the antenna mount and structure have been reviewed and approved by a professional engineer and that the installation is in compliance with all applicable codes.
- f. All WCSF's must meet the standards of the Federal Aviation Administration and the Federal Communications Commission.

- g. Metal WCSF's shall be constructed of, or treated with, corrosive-resistant material.
- h. Antennas and metal WCSF's shall be grounded for protection against a direct strike by lightning and shall comply as to electrical wiring and connections with all applicable statutes, regulations and standards.
- i. WCSF's with antennas shall be designed to withstand a uniform wind loading as prescribed in all applicable building or construction codes.
- j. WCSF's shall not be artificially lighted unless required by the Federal Aviation Administration.
- k. Existing on-site vegetation shall be preserved to the maximum extent practical.
- l. There shall be no displayed advertising or identification of any kind intended to be visible from the ground or other structures, except as required for emergency purposes.
- m. The antenna shall be painted to match the exterior treatment of the WCSF. The chosen paint scheme should be designed to minimize off-site visibility of the antenna.
- n. Structures shall be subject to any state and federal regulations concerning non-ionizing electromagnetic radiation and the environmental effects of radio emissions. If more restrictive state or federal standards are adopted in the future, the antenna shall be made to conform to the extent required by such standards or the Special Use approval will be subject to revocation by the Planning Commission. Cost for testing and verification of compliance shall be borne by the operator of the antenna.
- o. All parking and drive areas must be paved as provided in this Ordinance.

#### 4. Use Standards

- a. There shall be no employees located on the site on a permanent basis to service or maintain the antenna. Occasional or temporary repair and service activities are excluded from this restriction.
- b. The WCSF shall be removed by the property owner or lessee within six (6) months of being abandoned. For the purpose of this paragraph abandoned is defined as non-use. If the WCSF is not removed by the owner within the specified time, the Township shall have the right to remove the WCSF and assess a lien against the parcel to recover the costs associated with the removal.

#### 5. Miscellaneous Standards

- a. All applications for WCSF's shall be signed by the licensed operator of the communication service.
- b. The applicant has demonstrated that it is not feasible to collocate on an existing WCSF by the payment of market rent or other market compensation to the owner of an existing WCSF, or that collocation on an existing WCSF is not technologically reasonable because of unreasonable interference or structural incapacity of an existing WCSF.

**1649. Veterinary Clinics, including small animal hospitals.**

1. All ingress and egress to the site shall be directly from a hard surfaced street.
2. The minimum area shall be two (2) acres.
3. Buildings wherein animals are kept, animal runs, and/or exercise areas shall not be located closer than five hundred (500') feet to any Residential District and/or existing residential use.

**1650. Large Solar Energy Systems.**

1. Purpose and Intent: The purpose and intent of this section is to establish additional standards for the siting, installation, operation, repair, decommissioning and removal of Large Solar Energy Systems as a special land use.
2. Ocular Impacts from Glare or Glint: A Large Solar Energy System shall meet all of the following glare and glint standards as demonstrated by the Solar Glare Hazard Analysis Tool or other approved tool or program:
  - a. No more than a “low potential for after image” ocular effects from glint or glare on any residential structure caused by the Large Solar Energy System.
  - b. No potential for after image ocular effects from glint or glare on any existing or planned airport traffic control tower.
  - c. No potential for glare or glint or “low potential for after-image” ocular effects along the final approach path for any existing landing threshold or future thresholds as shown on the current Federal Aviation Authority-approved Airport Layout Plan for any airport within five (5) miles of the Large Solar Energy System. The final approach path is defined as two (2) miles from fifty (50) feet above the landing threshold using a standard three (3) degree flightpath.
  - d. Ocular impacts shall be analyzed over the entire calendar year in five (5) minute intervals from when the sun rises above the sun horizon until the sun sets below the horizon.
3. Compliance with State Building Code and the National Electric Safety Code: Construction of a Large Solar Energy System shall comply with the National Electric Safety Code and the current State of Michigan building code administered by the Township (as shown by approval by the Township Building Official) as condition of any special land use permit under this section. In the event of a conflict between the state building code and National Electric Safety Code (NESC), the NESC shall prevail. The design and construction of the Large Solar Energy System shall not produce electrical emissions that would interfere with aircraft communications systems or navigation equipment.
4. Certified Solar array Components: Components of a solar array shall be approved by the Institute of Electrical and Electronics Engineers (“IEEE”), Solar Rating and Certification Corporation (“SRCC”), Electronic Testing Laboratories (“EIL”), or other similar certification organization if the similar certification organization is approved by the Township, which approval shall not be unreasonably withheld.
5. Height: Maximum height of a solar array, other collection device or components of the Large Solar Energy System, excluding substation, buildings and electrical transmission equipment, shall not exceed fifteen (15) feet as measured from the actual grade at the base of improvements, at any time or location on the property. Substation, building and electrical transmission equipment shall not exceed thirty-five (35) feet.

6. Lot Size: A Large Solar Energy System shall be located on one or more parcels with an aggregate area of five (5) acres or greater.
7. Setbacks: A minimum setback distance of thirty-five (35) feet from all exterior property lines of the Large Solar Energy System and existing public roads and railroad rights-of-way shall be required for all buildings and solar arrays, provided that a minimum setback of seventy-five (75) feet from the exterior property lines shall be required from any existing residential structures adjacent to the Large Solar Energy System.
8. Lot Coverage: A Large Solar Energy System is exempt from maximum lot coverage limitations.
9. Screening/Security: A Large Solar Energy System shall be completely enclosed by perimeter fencing to prevent unauthorized access. The applicant will submit a fencing style type included in the site plan for approval by the Township. Electric fencing is not permitted. The applicant shall utilize existing topography and natural vegetation to the greatest extent possible to protect viewsheds from existing adjacent residential structures. The perimeter of Large Solar Energy Systems shall also be screened and buffered by installed evergreen vegetative plantings whenever existing natural vegetation does not otherwise reasonably obscure the Large Solar Energy System from existing adjacent residential structures and public roads, subject to the following requirements:
  - a. The Large Solar Energy Systems shall be exempt from the other landscape requirements of this ordinance.
  - b. An installed evergreen vegetative buffer shall be composed of evergreen trees that at planting shall be minimum of six (6) feet in height and shrubs two (2) feet in height. The evergreen trees shall be spaced no more than fifteen (15) feet apart on center (from the central trunk of one plant to the central truck of the next plant), and shrubs shall be spaced no more than seven (7) feet apart on center. All unhealthy (sixty (60) percent dead or greater) and dead material shall be replaced by the applicant within one (1) year, or the next appropriate planting period, whichever occurs first.
  - c. All plant materials shall be installed between March 15 and November 15 at a time specified by a professional arborist or tree specialist. If the applicant requests a Final Certificate of Occupancy from the Township and the applicant is unable to plant during the installation period, the applicant will provide the Township with a letter of credit, surety or corporate guarantee for an amount equal to one and one-half (1.5) times the cost of any planting deficiencies that the Township shall hold until the next planting season. After all plantings have occurred, the Township shall return the financial guarantee.
  - d. Subject to subsection b. above, failure to install or continuously maintain the required vegetative buffer shall constitute a violation of this ordinance and any special use permit may be subject to revocation.
10. Signage: No advertising or non-project related graphics shall be on any part of the solar arrays or other components of the Large Solar Energy System. This exclusion does not apply to entrance gate signage or notifications containing points of contact or any and all other information that may be required by the Planning Commission and other authorities having jurisdiction for electrical operations and the safety and welfare of the public.

11. Noise: No component of any Large Solar Energy System shall emit noise exceeding forty-five (45) dBA as measured at the exterior property boundary or the existing public road right of way line.
12. Lighting: All lighting for parking lots, driveways, external illumination of buildings, or the illumination of signs shall be shielded, down directed lighting with full cut-off lenses, and shall be so arranged as to not adversely affect driver visibility on adjacent public roads in accordance with Section 1003.6.
13. Distribution, Transmission and Interconnection: All collection lines and interconnections from the solar array(s) to any electrical substations shall be located and maintained underground inside the Large Solar Energy System, except in areas where technical or physical constraints make it preferable to install equipment above ground. This requirement excludes transmission equipment meant to connect the project substation to the local transmission system.
14. Abandonment and Decommissioning: Following the operational life of the project, the applicant or then current owner or operator shall perform decommissioning and removal of the Large Solar Energy System and all its components. Decommissioning shall include removal of all structures, concrete, piping, facilities, and other project-related materials above grade and any structures up to three (3) feet below-grade, and all such materials shall be removed offsite for disposal. Any solar array or combination of photovoltaic devices that is not operated for a continuous period of twelve (12) months shall be considered abandoned and shall be removed under the decommissioning plan. The applicant or then current owner or operator shall provide written notice to the Zoning Administrator after the first thirty (30) days of continuous non-operation. The ground must be restored to a topography consistent with the surrounding properties as approved by the Planning Commission within three hundred sixty-five (365) days of abandonment or decommissioning.
15. Inspection: The applicant shall agree in writing that officials of the Township shall have the right, at any reasonable time, following notice to the applicant, to inspect within 30 days the premises on which any Large Solar Energy System is located. The Township may hire one or more consultants, to assist with inspections at the applicant's or project owner's expense. Inspections must be coordinated with, and escorted by, the applicant's operations staff at the Large Solar Energy Facility to ensure compliance with the Michigan Occupational Safety and Health Administration (MIOSHA), NESC and all other applicable safety guidelines.
16. Maintenance and Repair: Each Large Solar Energy System must be kept and maintained in good repair and condition at all times. If the Zoning Administrator determines that a Large Solar Energy System fails to meet the requirements of this ordinance and the special land use permit, or that it poses a safety hazard, the Zoning Administrator, or his or her designee, shall provide notice to the applicant of the violation. If, after a reasonable cure period (not to exceed 60 days), the violations are not corrected, the applicant is entitled to a hearing before the Planning Commission. If the Planning Commission determines that the violation requires that the Large Solar Energy System must be shut down, applicant shall immediately shut down the Large Solar Energy System and not operate, start or restart the Large Solar Energy System until the violations have been resolved. Applicant shall keep a maintenance log on the solar array(s), which shall be available for the Township's review within 48 hours of such request.
17. Housekeeping: Applicant shall keep all sites within the Large Solar Energy System neat, clean and free of refuse, waste or unsightly, hazardous or unsanitary conditions.
18. Roads:
  - a. Any material damages to a public road located within the Township resulting from the construction, maintenance or operation of a Large Solar Energy System shall be repaired

at the applicant's expense. In addition, the applicant shall submit to the Manistee County Road Commission and/or Michigan Department of Transportation a description of the routes to be used by construction and delivery vehicles and any road improvements that will be necessary to accommodate construction vehicles, equipment or other deliveries. The applicant shall abide by all county and state requirements regarding the use and/or repair of county and state roads.

- b. There shall be a perimeter access road around the entire perimeter of the site, located just inside the security fencing. In addition, there shall be interior access roads between every third row of solar arrays. All interior roads shall be not less than fifteen (15) feet wide. Interior roads may be paved or graveled but in either case they shall be maintained so as to allow unobstructed passage and maneuvering by emergency vehicles, including snow removal. The terminal location of all interior roads shall be designed so as to permit emergency vehicles to safely turn around.

19. Continuing Security: If any Large Solar Energy System is approved for construction under this section, the applicant shall post decommissioning security prior to the start of construction in a mutually agreed-upon form for an amount necessary to accomplish the work specified in the decommissioning plan as agreed upon by the Township and the applicant. The amount shall be reasonably sufficient to restore the property to its previous condition prior to construction and operation of the Large Solar Energy System. Such financial security shall be kept in full force and effect during the entire time that the Large Solar Energy System exists or is in place, and such financial security shall be irrevocable and non-cancelable.

- a. Continuing Obligations: Failure to keep any required financial security in full force and effect at all times while a Large Solar Energy System exists or is in place shall constitute a material and significant violation of the special land use permit and this ordinance, unless cured within sixty (60) days of notice from the Township, and will subject the Large Solar Energy System applicant, owner and operator to all remedies available to the Township, including enforcement action, civil action, request for injunctive relief, and revocation of the special land use permit.
- b. Periodic Review. Not less than sixty (60) days after every five (5) year anniversary of the issuance of the special use permit for a Large Solar Energy System, the applicant or then current owner or operator, shall submit to the Planning Commission an updated decommissioning plan meeting the requirements of subsection 14, with current cost estimates for decommissioning the entire Large Solar Energy System. The amount of the financial security shall be adjusted by the Planning Commission following review of the updated decommissioning plan, and the applicant or owner shall fulfill the new financial security requirement within sixty (60) days of the adjustment.
- c. Notice of Change of Owner/Operator. The applicant or owner of the Large Solar Energy System shall give written notice to the Zoning Administrator at least ten (10) business days prior to any change in ownership or change in the operator of the Large Solar Energy System.

20. Other requirements: Each Large Solar Energy System shall also comply with all applicable federal, state and county requirements, in addition to other applicable township ordinances.

## ARTICLE 18

## ZONING DISTRICTS AND MAP

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### 1801. Land Use Districts.

The unincorporated portion of the Township of Manistee is hereby divided into eight (8) land use districts and one (1) overlay zone, as follows:

1. Big Manistee River Corridor, District BM-1.
2. Wetlands, District W-1.
3. Ag-Forest Preservation, District AP-1.
4. Multiple Use, District M-1.
5. Country Residential, District R-2.
6. High Density Residential, District R-1.
7. Commercial, District C-1.
8. Industrial, District I.
9. High Risk Erosion Overlay Zone, District OZ-

### 1802. Identification of Official Zoning Map.

The land use districts and overlay zones are bounded on a map entitled "Official Zoning Map", which zoning map and the contents thereof are incorporated herein by reference. The Official Zoning Map shall be identified by the signature of the Township Supervisor, attested by the Township Clerk, and bear the seal of the Township under the following words: "This is to certify that this is the Official Zoning Map referred to in the Manistee Township Permanent Zoning Ordinance", together with the effective date of this Ordinance.

#### 1. Authority of Official Zoning Map:

Regardless of the existence of copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, which shall be located in the Manistee Township Hall, shall be the final authority as to the location of all land use district and overlay zone boundaries.

#### 2. Changes to Official Zoning Map:

In the event of an amendment to this Ordinance which has the effect of changing the location of a Land Use District boundary, the Township Supervisor shall promptly make, or cause to be made, such change on the Official Zoning Map immediately after the effective date of the amendment and shall affix his signature thereon, attested by the Township Clerk, under the following words: "This is to certify that this Official Zoning Map was amended on April 12, 2018 in accordance with Amendments to the Manistee Township Permanent Zoning Ordinance adopted on April 12, 2018 by the Manistee Township Board."

#### 3. Replacement of Official Zoning Map:

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes made thereto, the Township Board may adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions on the prior Official Zoning Map, but no such correction shall have the effect of amending this Ordinance or the prior Official Zoning Map, unless it shall have been adopted in accordance with Act 110 of the Public Acts of 2006, as amended. The new Official Zoning Map shall be identified by the signature of the Township Supervisor, attested by the Township Clerk, and bear the seal of the Township under the following words: "This is to certify that this is the Official Zoning Map referred to

in the Manistee Township Permanent Zoning Ordinance adopted on December 10, 2009 which replaces and supersedes the Official Zoning Map which was adopted on June 3, 1992."

4. Rules of Interpretation

- a. All questions concerning the exact location of boundary lines of any land use district or overlay zone not clearly shown on the Official Zoning Map shall be determined by the Zoning Board of Appeals, consistent with the purposes of this Ordinance and the rules of interpretation set forth in this Section.
- b. Unless otherwise indicated, the boundary lines of land use districts shall be interpreted in accordance with the following rules of interpretation.
  - 1) A boundary indicated as approximately following the centerline of a highway, street, alley or easement shall be construed as following such centerline as it existed on the date of enactment of this Ordinance or the amendment which created the boundary.
  - 2) A boundary indicated as approximately following a recorded lot line or the line bounding a parcel shall be construed as following such line as it existed on the date of enactment of this Ordinance or the amendment which created the boundary.
  - 3) A boundary indicated as approximately following the corporate boundary line of a city, village or township shall be construed as following such line as it existed on the date of enactment of this Ordinance or the amendment which created the boundary.
  - 4) A boundary indicated as following the water's edge shall be construed as following such water's edge, and in the event of change in the location of the water's edge, shall be construed as following the actual water's edge at the time of interpretation.
  - 5) A boundary indicated as following the centerline of a stream, river, canal, lake or other body of water shall be construed as following such centerline as it exists at the time of interpretation.
  - 6) A boundary indicated as parallel to, or an extension of, a feature indicated in Paragraphs 1 through 5 above shall be so construed.

**1803. Supplementary District Regulations.**

In addition to regulations provided for each specific district, refer also to Sections 1040., Lot Size Averaging; and 1041., Cross-District Averaging; and 1088., Single-Family Cluster Housing, of this Ordinance for supplementary regulations.

## **1804. Table of Land Uses**

The Table of Land Uses summarizes the applicable regulatory standards for the land uses governed under this Zoning Ordinance. It is provided for expeditious reference. However, it should not be substituted for careful reference to the specific language of this Ordinance.

### **MANISTEE TOWNSHIP – Table of Land Uses**

#### **Table of Uses Permitted by Right and by Special Land Use Permit**

(R=Use by Right; SLU=Use Permitted as Special Land Use)

NAICS	USES	W-1	BM-1	R-1	R-2	AP-1	M-1	C-1	I
	Accessory Bldg.	R	R	R	R	R	R	R	R
	Accessory Uses, Related to uses permitted	R	R	R	R	R	R	R	R
711310	Adult Entertainment							SLU	
42382 81131	Agricultural Equipment & Sales					SLU	R		
11	Agricultural Operations	R	R			R	R		
49313	Agricultural Storage					R	R		
11	Agribusiness						SLU		
4881	Airports						SLU	R	
453998	Auction Sales Establishments								R
81111	Automobile Repair Garage								R
81111 48841	Automobile Service Facility								R
721191	Bed & Breakfasts		R	SLU	R	R	R		
1152	Boarding Stables					R	R		
721199	Cabins	SLU							
721199	Cabin Parks		SLU				SLU		
72121	Campgrounds		SLU						
811192	Car Wash						SLU	SLU	
812220	Cemeteries						SLU	SLU	
813110	Churches	SLU	SLU	SLU	SLU	R	R	R	

NAICS	USES	W-1	BM-1	R-1	R-2	AP-1	M-1	C-1	I
621	Clinics				SLU			R	
541940	Clinics/Veterinarian				SLU	R		R	
325314	Composting Facilities								SLU
23	Contractor's Equipment Storage Yards								SLU
623	Convalescent Homes						SLU	R	
111	Crop Production								
624410	Day Care Centers				SLU			R	
624410	Day Care, Family Home		R	R	R	R	R	R	
624410	Day Care, Group Home		SLU	SLU	SLU	SLU	SLU	R	
445230	Farm Markets					SLU		R	
4471	Filling Station				R			R	R
52	Finance and Insurance							R	
113	Forestry					R	R		
812210	Funeral Homes							SLU	
	Funnel Developments	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU
1114	Greenhouses					R	R	R	
444220	Home & Garden Centers							SLU	
	Home Occupations	SLU	R	R	R	R	R	R	
531110	Housing for the Elderly						SLU		
42393	Junk Yards								R

NAICS	USES	W-1	BM-1	R-1	R-2	AP-1	M-1	C-1	I
721191	Inns							SLU	
31, 32 and 33	Light Manufacturing							SLU	R
531190	Manufactured Home Parks						SLU		
531130	Mini-Warehousing					SLU	SLU	SLU	
721110	Motels							SLU	
814	Multi-Family Dwellings						SLU	SLU	
92	Municipal Uses								R
62331	Nursing Homes						SLU	SLU	
21	Oil, Gas & Mineral Facilities						SLU		SLU

NAICS	USES	W-1	BM-1	R-1	R-2	AP-1	M-1	C-1	I
48891	Packaging								R
81	Personal Services Establishments							R	
812220	Pet Cemeteries					SLU	SLU		
3231	Printing								R
62	Professional Services Establishments							R	
92	Public Facilities		SLU	SLU	SLU	SLU	R	R	R
	Pump House		R						
6116 and 7111	Recreation Facilities, Commercial Indoors						SLU	R	
712190	Recreation, Public		SLU	R	R	R	R	R	
712190	Recreation Public (non-motorized)	R							
71	Recreational Facilities, Commercial Outdoors		SLU			SLU		SLU	
711	Recreation Facilities, Commercial Outdoors (non-motorized)			SLU	SLU	R	SLU		
541	Research &/or Ind. Parks								R
722211	Restaurants, Carry-out, Fast Food, Drive-in							SLU	
722110	Restaurants, Standard							R	
44 and 45	Retail Business							R	
445120	Retail Convenience Stores				SLU	SLU	SLU	R	
444190	Retail Lumber Yards								R

<b>NAICS</b>	<b>USES</b>	<b>W-1</b>	<b>BM-1</b>	<b>R-1</b>	<b>R-2</b>	<b>AP-1</b>	<b>M-1</b>	<b>C-1</b>	<b>I</b>
454390	Roadside Stands					R	R		
531120	Shopping Centers							SLU	
814110	Single-Family Dwellings	SLU	R	R	R	R	R	R	
711 and 531120	Stadium, Arena or Sports Complex								R
721211	State Park Campgrounds				R				
814110	Two-Family Dwellings			SLU	SLU	SLU	R	R	
48 and 49	Warehousing & Distribution								R
	Wind Energy Conversion Systems, Large					SLU		SLU	
	Wind Energy Conversion Systems, Residential	R	R	R	R	R	R	R	

<b>NAICS</b>	<b>USES</b>	<b>W-1</b>	<b>BM-1</b>	<b>R-1</b>	<b>R-2</b>	<b>AP-1</b>	<b>M-1</b>	<b>C-1</b>	<b>I</b>
312130	Winery					SLU	SLU		
423	Wholesale of Goods								R
51721	Wireless Communications Support Facilities					SLU	SLU		
4411 and 4412	Vehicle Sales, Storage							SLU	

**ARTICLE 20**  
**BIG MANISTEE RIVER CORRIDOR DISTRICT BM-1**

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**2001. Purpose.**

This district is designed to preserve, protect and enhance the river environment in a natural state for the use and enjoyment of present and future generations by:

1. Maintaining water quality consistent with the designated classification of the river and adhering to the concept of non-degradation of water quality;
2. Prohibiting development activity which may endanger the ecologic, aesthetic or historical values of the river and adjacent lands;
3. Insuring that any development which may occur, be done in an orderly manner consistent with the natural environment and aesthetic qualities of the stream;
4. Insuring that recreational uses which occur, are conducted in an orderly manner consistent with the natural environment and aesthetic qualities of the stream, and that a quality recreation experience is maintained.

**2002. Permitted Uses.**

Uses permitted in the BM-1 District shall be limited to the following:

1. Agricultural Operations
2. Bed & Breakfast establishments
3. Day Care, Family Home
4. Home Occupations<sup>5</sup>. One pump house per parcel
6. Single-Family Dwellings
7. Wind Energy Conversion Systems, Residential
8. Accessory buildings and uses customarily incidental to any of the above permitted uses.

**2003. Special Uses Permitted.**

The following uses shall be permitted only with special use review and approval by the Planning Commission:

1. Campgrounds and cabin parks
2. Churches
3. Day Care, Group Home
4. Funnel Developments
5. Recreation Facilities, Outdoor Commercial
6. Recreation Facilities, Public
7. Accessory buildings and uses customarily incidental to any of the above special uses.

**2004. Minimums.**

1. Minimum parcel sizes - 10 acres
2. Minimum ground floor area, all principal buildings – 600 square feet.

3. Minimum exterior width (narrowest dimension) for all principal buildings - 20 feet.
4. Minimum setback or yard requirements including all accessory buildings and structures
  - a. Front - 50 feet
  - b. Side - 50 feet
  - c. Rear - 50 feet
  - d. Water's Edge - 200 feet
5. Maximum building height – 35 feet or 2 ½ stories.

**2005. Additional Requirements.**

The following additional conditions shall be satisfied prior to the issuance of a regular land use or special use permit for any type of use in this District BM-1:

1. Any parking, camping, playground, dwelling or any other permitted or special use, or any other use or other structures shall not be located on a wet land.
2. The proposed use shall not require fill in wetland portions of the district, but may include fill on dry land portions of the district.
3. Prior to application for a permit under this Ordinance, the proposed use shall be approved or tentatively approved by the U.S. Army Corps of Engineers; the Michigan Department of Natural Resources (Inland Lakes and Streams Act, Great Lakes Submerged Lands Act and/or Water Resources Commission); the Soil and Sedimentation Control agency; the Manistee-Mason District Health Department; and any other Michigan agencies responsible for administration and enforcement of applicable state statutes.
4. Requirements and changes required by the agencies listed in Section 2005.3. of this Ordinance shall be clearly shown on the site plan and included in material submitted with the application for a permit under this Ordinance.
5. Minimum land area for the use shall be under one ownership and large enough to accommodate the proposed uses and structures without endangering or compromising the intent and purpose of this district.
6. Adequate measures shall be shown in design and site plan to insure protection of any wetland area in accordance with the purposes and intent of this district.
7. A dwelling shall be designed to be compatible and harmonious with the wild, scenic, environmental, health and safety concerns within the Big Manistee corridor.
8. A dwelling shall be designated and located so it is not seen by boaters and other users of the surface waters of the Big Manistee River except that a filtered view from a dwelling structure to the river may be cleared so the view is oriented to look downstream, and the dwelling shall be located landward of the natural vegetation strip.

**2006. Natural Vegetation Strip.**

A natural vegetation strip shall be maintained on each parcel between the water's edge and a line each part of which is 200 feet horizontal from and perpendicular to the water's edge of the river. Within the natural vegetation strip, trees and shrubs may be selectively pruned or removed to achieve a filtered view of the river from the principle structure and for reasonable private access to the river. All pruning and removal activities (1) shall ensure that a live root system stays intact to provide for stream bank stabilization and erosion

control, and (2) shall ensure that any path to the river is no greater than 3 feet in width, which shall meander down to the edge of the river in a manner which protects the soil and vegetation from erosion while also screening the principle structure and vehicles from a direct view of the river. Dead, diseased, unsafe or fallen trees and noxious plants and shrubs, including poison ivy, poison sumac, and poison oak, and other plants regarded as a common nuisances in Section 2 of Act 359 of the Public Acts of 1941, as amended, may be removed.

**2007. Removal of Logs and Debris from the River.**

The owner of land situated within District BM-1 may clear dead, fallen logs and other debris from the river to maintain a safe, clean and free-flowing river when, after permits have been issued by the Michigan Department of Natural Resources and/or the U.S. Army Corps. of Engineers, as required, removal is undertaken in a manner which will least disrupt fish and wildlife habitat, shore vegetation and limit sediment disruption on the river.

**2008. Earth Changing Activities.**

All earth changes, including dredging, cutting, filling and grading within five hundred (500) feet of the water's edge of the river shall be done in accordance with the requirements of a permit issued by the Manistee County Soil Erosion and Sedimentation Control officer pursuant to Part 91 of Act 451 of the Public Acts of 1994, as amended and such other permits as may be required by law for the activity undertaken. This Section shall not be deemed to authorize mining.

**2009. Dredge and Fill Activities.**

The provisions of Part 91 of Act 451 of the Public Acts of 1994, as amended, shall apply to all dredge and fill activities and construction of permanent structures, including docks, lying below the ordinary high water mark of the river.

**ARTICLE 25  
WETLANDS DISTRICT W-1**

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**2501. Purpose.**

The purpose of this District is to provide for limited development in areas made environmentally sensitive due to the presents of wetlands.

**2502. Uses Permitted.**

The following uses only shall be permitted in the W-1 District:

1. Agricultural Operation
2. Recreation Facilities, Public (non-motorized)
3. Wind Energy Conversion Systems, Residential
4. Accessory buildings and uses customarily incidental to any of the above permitted uses.

**2503. Special Uses Permitted.**

The following uses shall be permitted only with special use review and approval by the Planning Commission:

1. Cabins
2. Churches
3. Home Occupations
4. Funnel Developments
5. Single-Family Dwellings
6. Accessory buildings and uses customarily incidental to any of the above special uses.

**2504. Minimums.**

1. Minimum parcel size - 5 acres
2. Minimum parcel width – 300 feet
3. Minimum ground floor area, all principal buildings – 600 square feet.
4. Minimum exterior width (narrowest dimension) for all principal buildings - 20 feet.
5. Maximum building height – 35 feet or 2 ½ stories.
6. Minimum setback or yard requirements including all accessory buildings and structures
  - a. Front - 50 feet
  - b. Side - 50 feet
  - c. Rear - 50 feet
  - d. Water's Edge - 50 feet

**2505. Additional Special Use Criteria.**

In addition to the criteria for special use approval contained in Section 8606. of this Ordinance, the following standards shall be applied in considering an application for a special use permit in the Wetlands Districts W-1.

1. No filling, dredging, channeling, draining, dam construction or earth changing activities shall be permitted in the Wetlands District W-1 without prior written approval from the Michigan Department of Environmental Quality. All permits issued by the Michigan Department of Environmental Quality shall be exhibited to the Zoning Administrator as site plan material in addition to the site plan material required by Section 9403. of this Ordinance.
2. No special use permit shall be granted with respect to any lands consisting of a wetland as that term is defined in this Ordinance until all requirements of Part 303 of Act 451 of the Public Acts of 1994, as amended, have been complied with.

**ARTICLE 37**  
**AGRICULTURAL - FOREST PRESERVATION DISTRICT AP-1**

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**3701. Purpose.**

This district is composed of those areas of the Township whose principal use is and ought to remain farming, as well as areas whose natural features or resources are worthy of preservation. The regulations of this district are designed to conserve, stabilize, enhance and develop agriculture activities; to provide for non-farm development in an open space design harmonious with preservation of agriculture activities; to minimize conflicting uses of parcels, lots, buildings and structures detrimental to or incompatible with these agriculture activities; and to prohibit uses of parcels, lots, buildings and structures which require public facilities and services of a different type and quantity than those normally required by these agriculture activities.

**3702. Uses Permitted.**

Only the following uses shall be permitted in the AP-1 District:

1. Agricultural Storage
2. Agricultural Operations
3. Bed and Breakfasts
4. Boarding Stables
5. Churches
6. Clinics, Veterinarian
7. Day Care, Family Home
8. Forestry
9. Greenhouses
10. Home Occupations
11. Recreation Facilities, Commercial Outdoor (non-motorized)
12. Recreation Facilities, Public
13. Roadside Stands
14. Single Family Dwellings
15. Wind Energy Conversion Systems, Residential
16. Accessory buildings and uses customarily incidental to any of the above permitted uses.

**3703. Special Uses Permitted.**

The following uses are permitted only with Planning Commission review and approval:

1. Agricultural Sales and Service
2. Agricultural Equipment Sales and Service
3. Day Care, Group Home
4. Farm Markets
5. Funnel Developments
6. Mini-Warehousing
7. Pet Cemeteries
8. Recreation Facilities, Commercial Outdoor
9. Retail Convenience Stores
10. Two-Family Dwellings

11. Wind Energy Conversion Systems, Large
12. Winery
13. Wireless Communication Support Facilities (WCSF)
14. Family Quarters located in a building or structure that is accessory to a permitted Single Family Dwelling.
15. Accessory buildings and uses customarily incidental to any of the above special uses.
16. Large Solar Energy System

**3704. Minimums.**

1. Minimum parcel size – 10 acres
2. Minimum and maximum parcel size for a dwelling and other non-farm use: - 1 acre minimum; - 5 acres maximum, with a minimum parcel width of 200 feet.
3. Minimum ground floor area, all principal buildings – 900 square feet.
4. Minimum exterior width (narrowest dimension) for all principal buildings - 20 feet.
5. Maximum building height – 35 feet or 2 ½ stories.
6. Minimum setback or yard requirements included all accessory buildings and structures
  - 1) Front - 50 feet
  - 2) Rear - 25 feet
  - 3) Side - 25 feet
  - 4) Water's Edge - 50 feet

**3705. Additional Special Use Criteria.**

In addition to the criteria for special use approval contained in Section 8606. of this Ordinance, the following standards shall be applied in considering an application for a special use permit in the AG-Forest Preservation District AP-1.

1. The proposed use shall be situated upon lands which are less suitable for agricultural production or forestry uses than other lands within the AG-Forest Preservation District AP-1. This determination shall be based upon a comparative analysis and evidence considering natural as well as economic factors.
2. The proposed use shall be situated in a manner so as to reduce to a minimum the amount of productive agricultural or forestry land which is converted to the proposed use.

**3706. Seasonal Help Housing.**

Dwellings for the use of seasonal and itinerant farm employees and migratory workers shall be exempt from the minimum parcel size and minimum floor area requirements of this Section, but shall comply with all provisions of the Michigan Public Health Codes and all federal regulations.

**ARTICLE 39**  
**MULTIPLE-USE DISTRICT M-1**

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**3901. Purpose.**

It is the purpose of this district to allow lands for a variety of residential and agricultural uses while also allowing selected other commercial and light industrial uses. Large minimum lot sizes will aid in the avoidance of land use conflicts. It is the intent that outdoor storage of materials shall not be permitted in this district and that conditions on special use permits shall include measures to reduce potential conflicts between residential and non-residential land uses.

**3902. Uses Permitted.**

Uses permitted in the M-1 District shall be limited to the following:

1. Agricultural Equipment Sales and Service
2. Agricultural Operations
3. Agricultural Storage
4. Bed and Breakfast
5. Boarding Stables
6. Churches
7. Forestry
8. Day Care, Family Home
9. Greenhouses
10. Home Occupations
11. Recreation Facilities, Public
12. Roadside Stands
13. Single-Family Dwellings
14. Two-Family Dwellings
15. Wind Energy Conversion Systems, Residential
16. Accessory buildings and uses customarily incidental to any of the above permitted uses.

**3903. Special Uses Permitted.**

The following Special Uses shall be allowed only after Planning Commission review and approval:

1. Agribusiness
2. Airports
3. Cabin Parks
4. Car Wash
5. Cemeteries
6. Convalescent Homes
7. Day Care, Group Home; Adult Foster Care Facilities
8. Facilities for the exploration and production of oil, gas and other minerals, including but not limited to, central production facilities, sweetening plants, bulk storage facilities, exploration facilities and field services facilities.
9. Funnel Developments
10. Housing for the Elderly

11. Light Manufacturing.
12. Manufactured Home Parks
13. Mini-Warehousing
14. Multi-Family Dwellings
15. Nursing Homes
16. Pet Cemeteries
17. Recreational Facilities, Commercial Indoor
18. Recreation Facilities, Commercial Outdoor (non-motorized)
19. Retail Convenience Stores
20. Winery
21. Wireless Communication Support Facilities
22. Family Quarters located in a building or structure that is accessory to a permitted Single Family Dwelling.
23. Accessory buildings and uses customarily incidental to any of the above special uses.
24. Large Solar Energy System

**3904. Minimums.**

1. Minimum parcel size - 5 acres
2. Minimum parcel width – 300 feet
3. Minimum ground floor area, all principal buildings – 900 square feet.
4. Minimum exterior width (narrowest dimension) for all principal buildings - 20 feet.
5. Maximum building height – 35 feet or 2 ½ stories.
6. Minimum setback or yard requirements, including all accessory buildings and structures.
  - a) Front - 50 feet
  - b) Rear - 25 feet
  - c) Side - 25 feet
  - d) Water's Edge - 50 feet

**ARTICLE 40**  
**COUNTRY RESIDENTIAL DISTRICT R-2**

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**4001. Purpose.**

The R-2, Country Residential District is designed to provide sites for single family residences on slightly larger lots sizes. Where appropriate, multi-family dwellings and a select number of non-residential uses are also allowed. It is intended that nonresidential uses be limited to those which are compatible with the primary residential uses.

**4002. Permitted Uses.**

Uses permitted in the R-2 District shall be limited to the following:

1. Bed and Breakfasts
2. Day Care, Family Home
3. State Park Campground
4. Home Occupations
5. Recreation Facilities, Public
6. Single-Family Dwellings
7. Wind Energy Conversion Systems, Residential
8. Crop Production
9. Accessory buildings and uses customarily incidental to any of the above permitted uses.

**4003. Special Uses Permitted.**

The following Special Uses shall be allowed only after Planning Commission review and approval:

1. Churches
2. Clinics
3. Clinics, Veterinarian
4. Day Care, Group Home
5. Day Care Centers
6. Funnel Developments
7. Recreation Facilities, Commercial Outdoor (non-motorized)
8. Retail Convenience Stores
9. Two-Family Dwellings
10. Family Quarters located in a building or structure that is accessory to a permitted Single Family Dwelling.
11. Accessory buildings and uses customarily incidental to any of the above special uses.

**4004. Minimums.**

1. Minimum parcel size – 25,000 square feet.
2. Minimum parcel width - 100 feet.
3. Minimum ground floor area, all principal buildings – 900 square feet.
4. Minimum exterior width (narrowest dimension) for all principal buildings - 20 feet.
5. Minimum setback or yard requirements, including all accessory buildings and structures.
  - a. Front - 25 feet

- b. Side - 10 feet
  - c. Rear - 25 feet
  - d. Water's Edge - 50 feet, except in High Risk Erosion Areas where the regulations set forth in Article 73 shall apply
6. Maximum usage of a parcel (area occupied by structures) shall not exceed forty (40) percent of the total parcel area.
  7. Maximum building height – 35 feet or 2 ½ stories.

**ARTICLE 48**  
**HIGH DENSITY RESIDENTIAL, DISTRICT R-1**

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**4801. Purpose.**

The R-1, High Density Residential District is designed to provide sites for single family residences on more compact lots than other residential districts. Non-residential uses permitted are limited in order to avoid future conflicts between land uses on relatively small lots.

**4802. Uses Permitted.**

Uses permitted in the R-1 District shall be limited to the following:

1. Day Care, Family Home
- 2.
3. Home Occupations
4. Recreation Facilities, Public
5. Single-Family Dwellings
6. Wind Energy Conversion Systems, Residential
7. Accessory buildings and uses customarily incidental to any of the above permitted uses.

**4803. Special Uses Permitted.**

The following Special Uses shall be allowed only after Planning Commission review and approval:

1. Bed and Breakfasts
2. Churches
3. Day Care, Group Home
4. Funnel Developments
5. Recreation Facilities, Commercial Outdoor (non-motorized)
6. Two-Family Dwellings
7. Family Quarters located in a building or structure that is accessory to a permitted Single Family Dwelling.
8. Accessory buildings and uses customarily incidental to any of the above special uses.

**4804. Minimums.**

1. Minimum parcel size - 15,000 square feet.
2. Minimum parcel width - 100 feet.
3. Minimum ground floor area, all principal buildings – 900 square feet.
4. Minimum exterior width (narrowest dimension) for all principal buildings - 20 feet.
5. Minimum setback or yard requirements including all accessory buildings and structures.
  - (a) Front - 25 feet
  - (b) Side - 10 feet
  - (c) Rear - 25 feet
  - (d) Water's edge - 50 feet

6. Maximum usage of a parcel (area occupied by structures) shall not exceed forty (40) percent of the total parcel area.
7. Maximum building height – 35 feet or 2 ½ stories.

**ARTICLE 53**  
**COMMERCIAL DISTRICT, C - 1**

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**5301. Purpose.**

This district is intended to provide for a variety of typical retail and service type businesses. Special uses will include certain businesses without door storage, but conditions shall be imposed to mitigate possible blighting conditions.

**5302. Permitted Uses.**

Uses permitted in the C-1 District shall be limited to the following:

1. Airports
2. Clinics
3. Clinics, Veterinarian
4. Convalescent Homes
5. Churches
6. Day Care, Family Home
7. Day Care, Group Home
8. Day Care Centers
9. Farm Markets
10. Governmental Agencies
11. Greenhouses
12. Home Occupations
13. Professional Service Establishments
14. Personal Service Establishments
15. Recreation Facilities, Public
16. Recreational Facilities, Commercial Indoor
17. Restaurants, Standard
18. Retail Businesses
19. Retail Convenience Stores
20. Single-Family Dwellings
21. Two-Family Dwellings
22. Wind Energy Conversion Systems, Residential
23. Finance and insurance establishments, including branch banks and credit unions with or without drive-in facilities.
24. Accessory buildings and uses customarily incidental to any of the above permitted uses.

**5303. Special Uses Permitted.**

The following Special Uses shall be allowed only after Planning Commission review and approval:

1. Adult Entertainment Uses
2. Car Wash
3. Cemeteries
4. Funeral Homes
5. Funnel Developments
6. Home/Garden Centers

7. Inns
8. Light Manufacturing
9. Mini-Warehousing
10. Motels
11. Multi-Family Dwellings
12. Nursing Homes
13. Recreational Facilities, Commercial Outdoor
14. Restaurants, Carry out, Fast Food, Drive-in
15. Shopping Centers
16. Vehicle Sales, Storage
17. Breweries
18. Wineries
19. Distilleries
20. Accessory buildings and uses customarily incidental to any of the above special uses.

**5304. Minimums.**

1. Minimum parcel size - 15,000 square feet
2. Minimum parcel width - 100 feet.
3. Minimum exterior width (narrowest dimension) for all principal buildings - 20 feet.
4. Maximum building height – 50 feet.
5. Minimum setback or yard requirements including all accessory buildings and structures.
  - a. Front - 25 feet
  - b. Side - 20 feet
  - c. Rear - 25 feet
  - d. Water's Edge - 50 feet

**5305. Manistee Lake Regulations.**

The following regulations apply to all land bordering on Manistee Lake.

1. Every parcel of land which lies in whole or in part within the Lakefront Multiple Commercial District as established in the Manistee Lake Management Plan (October, 1982) as amended or extended, is subject to the additional regulations and conditions set forth in this Section to the extent it lies within such Lakefront Multiple Commercial District.
2. Any permitted use specified in Section 5302. of this Ordinance which involves alteration of the Manistee Lake or Channel shoreline by dredging, fill or channelization shall be authorized only by a special use permit granted pursuant to Section 5303. of this Ordinance.
3. A five (5) foot wide greenbelt along the Manistee Lake or Channel shoreline shall be maintained with trees or vegetation characterized by having a wooden stem or trunk (as opposed to a fibrous or grass stem).
4. Parking lots and loading facilities designed for truck or motor vehicles shall be located on the landward side of the principal structure or use. The general parking requirements of this Ordinance found in Section 1054. of this Ordinance shall apply.

5. In addition to the requirements of Section 1806. of this Ordinance, the following additional criteria shall apply to all special uses located in whole or in part within the boundaries of the Lakefront Multiple Commercial District established by the Manistee Lake Management Plan.
  - a. The proposed use shall be carried out entirely within an enclosed building so no external evidence of the activity, in the form of sight, sound, or smell, is apparent except for external parking, lawn or garden landscaping, and signs.
  - b. The proposed use shall be of such a nature that waterfront access and/or aesthetic views of Manistee Lake and the Big Manistee River delta are a necessary or an integral part of the nature of the proposed land use. The Commission may require, as a condition of approving the special use permit, that proposed uses not requiring waterfront or aesthetic views of Manistee Lake be located as far back from the water as possible on the parcel so the portion of the parcel closest to Manistee Lake is available for future development, sale, or open space. Conditions may be imposed to protect views from adjacent property of Manistee Lake and the Big Manistee River delta. The Commission may, in placing conditions, increase or decrease minimum parcel size or setback requirements of this Ordinance.
  - c. Prior to application for a special use permit, the proposed use shall be approved or tentatively approved by the U.S. Army Corps. of Engineers; the Soil and Sedimentation Control Agency; the Manistee-Mason District Health Department; Michigan Department of Environmental Quality (Inland Lakes and Streams Act, Great Lakes Submerged Lands Act, and/or Water Resources Commission); and any other state or federal agencies responsible for administration and enforcement of applicable state or federal statutes.
  - d. Requirements and changes required by the agencies listed in preceding paragraph shall be shown on the site plan or included in material submitted with the application for special use permit under Article 86 of this Ordinance.
  - e. Appropriate corrective measures shall be proposed to eliminate or minimize identified undesirable or negative impacts on, and to insure compatibility of the proposed use with, the other uses of Manistee Lake and land uses in this District C-1.
  - f. Land uses located on riparian property to Manistee Lake and Channel may be site-designed and arranged with buffering, screening, and landscaping to take advantage of aesthetically pleasing views, and shall be site-designed to avoid blocking the views by neighboring establishments or parcels of land, to provide a stabilized shoreline for pedestrian use, marina use, open space, greenbelt or related activities.

**ARTICLE 60**  
**INDUSTRIAL DISTRICT- I**

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**6001. Statement of Purpose.**

The Industrial District is composed of those areas of the Township whose principal use is or ought to be heavier types of manufacturing and other industrial uses. These uses may generate noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter in amounts unsuitable for certain areas of the Township. This district has been located within the Township to permit the development of these industrial uses, to protect adjacent agricultural, residential, and commercial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district, have been regulated as Special Land Uses or excluded.

**6002. Permitted Uses.**

No building or structure or part thereof shall be erected, altered, or used and no land shall be used except for one or more of the following uses. Outdoor storage shall be permitted only as allowed in Section 6003. of this Ordinance.

1. Automobile filling stations.
2. Automobile service facilities / repair garages.
3. Light manufacturing industrial uses which by the nature of the materials, equipment and processing utilized are to be considered clean, quiet, and free from objectionable or dangerous nuisance or hazard, including any of the following uses when conducted within a completely enclosed building.
  - a. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts, such as condensers, transformers, crystal holders, and the like.
  - b. Central dry cleaning or laundry plants, cleaning, and dyeing works, and carpet or rug cleaning.
  - c. Laboratories, experimental or testing.
  - d. Machine or wrought iron shop.
  - e. Manufacturing, compounding, assembling, or treatment of articles or merchandise from the following prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood (excluding planning mill), yarns, and paint not requiring a boiling process.
  - f. Manufacturing, compounding, processing, and packaging or treatment of bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, condiments, (except fish, sauerkraut, vinegar, and yeast).

- g. Manufacturing of and maintenance of electric and neon signs, billboards, commercial advertising structures, sheet (light) metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
  - h. Manufacturing of musical instruments, toys, novelties, rubber or metal stamps.
  - i. Manufacturing of pottery, figurines or similar ceramic products, using previously pulverized clay.
  - j. Public utility service yard or electrical receiving transforming station.
4. Municipal uses such as water treatment plants, public works garages, and all other municipal buildings and uses, excluding outdoor storage.
  5. Packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth or other similar materials.
  6. Printing, lithographic, blueprinting and similar uses.
  7. Research oriented and light industrial park uses.
  8. Retail lumber yards including incidental millwork.
  9. Stadium, athletic arena, or similar sports complex.
  10. Warehousing and material distribution centers, provided all products are enclosed within a building.
  11. Wholesale of goods, such as, but not limited to, pharmaceuticals, bakery, and dairy products, clothing, dry goods, hardware, household appliances, office and business machinery, industrial machines.
  12. Any other use which is determined by the Zoning Board of Appeals to be of the same general character as, and compatible with, the above permitted uses, but not specifically mentioned elsewhere in this Ordinance.
  13. Accessory buildings and uses customarily incidental to any of the above permitted uses.

### **6003. Special Land Uses.**

The following Special Land Uses shall be permitted subject to review and approval by the Planning Commission:

1. Auction Sales Establishments
2. Any use permitted in Section 6002. of this Ordinance, which also requires outdoor storage
3. Composting facilities
4. Contractor's equipment storage yards
5. Facilities for the exploration and production of oil, gas and other minerals, including but not limited to, central production facilities, sweetening plants, bulk storage facilities, exploration facilities and field services facilities.
6. Funnel Developments
7. Commercial WECS

8. Junk yards (licensed)
9. Accessory buildings and uses customarily incidental to any of the above special uses.

#### **6004. Regulations and Standards.**

1. Minimum Parcel Size:
  - a. Three (3) acres if the use is connected to a public sanitary sewer system or an on site sewage system is used for the disposal of only human waste and not a part of the industrial process, and a minimum parcel width of 200 feet, or;
  - b. Five (5) acres if an on-site sewage system is used for anything more than human waste, and a minimum parcel width of 300 feet.
2. Minimum exterior structure width (narrowest dimension) - 20 feet.
3. Maximum building height – 75 feet, with Fire Department approved fire suppression system.
4. Minimum Setback Requirements including all structures and accessory buildings:
  - a. Front - 35 feet
  - b. Side - 20 feet
  - c. Rear - 35 feet
  - d. Corner lots - 35 feet both sides bordering a street
  - e. Setbacks shall have no structure, storage of equipment, materials, operations or similar occupation.
5. Minimum width between structures - 25 feet
6. Greenbelts on side and rear setback - 10 feet. As used here, greenbelt means an area within the parcel in which no structures, parking of vehicles, storage of equipment, materials or operations shall take place and if natural vegetation, including trees, exists shall be left in place in a healthy growing condition.
7. When a proposed use in this district is contiguous to any dwelling, or adjacent zoning district, the parcel owner of the proposed use shall establish one of the following buffers on his parcel adjacent to, and along the contiguous boundary of the parcel on which the dwelling is located:
  - 1) a buffer area of fifty (50) feet, or
  - 2) a berm four (4) feet, or more height, or
  - 3) any other engineered or natural structures as may be required by the Township to protect the integrity of neighboring properties.
8. If the boundary between the adjacent zoning district and this district is the centerline of a road, then the buffer shall not be required.

#### **6005. Site Plan Requirements.**

1. All permit applications shall include a site plan and a letter confirming that all conditions listed above shall be adhered to and are normally practiced by the very nature of the normal business practices of the proposed use, said letter to specifically address each of the conditions raised in this sub-section, to become a part of the application and a part of the conditions of the use permit; and further, if any of the above conditions are not adhered to, the permit shall be void.

**ARTICLE 73**  
**HIGH RISK EROSION OVERLAY ZONE, DISTRICT OZ**

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**7301. Purpose.**

The purpose of this Article is to prevent the placement of structures in areas of high-risk erosion consistent with the Shorelands Protection and Management Act of 1994 PA 451. In addition to the purposes set forth in Sections 102. and 501. of this Ordinance, it is the purpose of this Article to:

1. Establish a minimum setback line for principal structures from an eroding bluff which, based on the erosion studies prepared by the Department of Environmental Quality pursuant to the Shorelands Protection and Management Act is designed to provide a minimum of thirty (30) years protection from shoreland erosion.
2. Minimize the economic hardships which individuals and the Township may face in the case of unanticipated property loss due to severe erosion.
3. The standards and requirements contained in this Article and the Official Zoning Map are intended to further the purposes of the Shorelands Protection and Management Act, as amended.
4. Require that all uses, whether permitted or special use, shall require site plan approval by the Commission.

**7302. Area Affected.**

The boundaries of those stretches of shoreland affected by the High-Risk Erosion Overlay Zone District OZ-3, shall be consistent with the affected properties described in Section 7303. of this Ordinance and this area extends landward from the ordinary high water mark to the minimum setback line for principal structures. For the purpose of this Overlay Zone District OZ the minimum setback requirement shall be measured from the bluffline and shall be construed as running parallel to the bluffline. In the event the bluffline recedes (moves landward), the setback line of the high-risk erosion area shall also be construed as to have moved landward a distance equal to the bluffline recession.

**7303. Boundaries of High-Risk Erosion Areas.**

The end points of the High-Risk Erosion Areas provided below coincide with descriptions provided in the shoreland erosion studies of the Department of Environmental Quality, and are as follows:

1. High Risk Erosion Area A
  - a. The north end of Area A lies at the northern boundary of the Township at the intersection of Section 32, T23N, R16W, and Section 5, T22N, R16W, and the shoreline.
  - b. The south end of Area A lies at the northern border of Orchard Beach State Park, 2,800 feet south of the intersection of Sections 24 and 25, T22N, R17W, and the shoreline.
2. High Risk Erosion Area B
  - a. The north end of Area B lies at the intersection of Sections 25 and 36, T22N, R17W, and the shoreline.

- b. The south end of Area B lies 2,150 feet north of the intersection of Section 2, T21N, R17W, and Section 35, T22N, R17W and the shoreline.

**7304. Schedule of Regulations.**

Within the boundaries of the High-Risk Erosion Areas established by this Article, no principal structure shall be located between the ordinary high water mark and the line defining the minimum setback distance indicated on the table below. The setback requirement provided for in this Section shall be measured in a landward direction horizontal from and perpendicular to the bluffline. For each High-Risk Erosion Area described in Section 7303. of this Ordinance, the minimum setback for any principal structure shall be as follows.

Designated High Risk Erosion Area	Minimum Setback Requirement From Bluffline
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Area A	55 feet
Area B	35 feet

**7305. Accessory Structures.**

Accessory structures, which can be easily and economically removed prior to erosion damage, are exempted from the principal structure setback requirements of the High-Risk Erosion Overlay Zone, except that no accessory structures, which are permanent in either construction or location, may be placed in the High-Risk Erosion areas. To the fullest extent practical, permitted accessory structures, which are placed in high risk erosion areas, shall be removed prior to erosion damage.

**7306. Disclaimer of Liability.**

The provisions of this Article are considered the minimum necessary for reducing erosion hazards and property loss for a 30-year period based upon current engineering and scientific methods of study. Faster or slower rates of erosion occur. Erosion rates may be increased by natural causes such as high lake levels or major storms or man-made causes such as the construction of erosion control devices or by increasing the amount of runoff from the land. Placing a structure landward of the minimum setbacks established by this Article is not a guarantee or warranty of safety from erosion damage. Individual property owners concerned with erosion hazards are encouraged to consult with local building officials and personnel of the Department of Environmental Quality to arrive at site design plans which may use a greater setback to maximize protection from erosion damage.

**ARTICLE 80  
NONCONFORMITIES**

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**8000. Purpose.**

Nonconformities are lots, structures, and uses that do not conform to one or more of the requirements of this Ordinance, or a subsequent amendment, which were lawfully established prior to the effective date of adoption or amendment of this Ordinance. The purpose of this Section is to specify the conditions under which a nonconformity is permitted to continue to exist, as well as the conditions under which a nonconformity must be discontinued. A nonconformity shall not be permitted to continue to exist if it was unlawful at the time of establishment.

**8001. Nonconforming regulations.**

Except as otherwise provided in this Ordinance, the requirements of this Article shall be applied as follows:

NONCONFORMITY	Subsection 1	Subsection 2	Subsection 3	Subsection 4
Nonconforming lot only	•			•
Nonconforming structure only		•		•
Nonconforming use only			•	•
Nonconforming lot and structure	•	•		•
Nonconforming lot and use	•		•	•
Nonconforming structure and use		•	•	•
Nonconforming lot, structure and use	•	•	•	•

Nothing in this Ordinance shall be deemed to require a change of plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance and upon which construction has been diligently conducted. Actual construction shall include the placing and attaching of construction materials in a permanent position.

1. **Nonconforming Lots.** A principal building and customary accessory buildings may be erected on a nonconforming lot provided that all applicable zoning requirements are met. If the variation of a setback or other zoning restriction is required in order to erect a structure on a nonconforming lot, then such structure shall only be permitted if the Zoning Board of Appeals grants a variance.
2. **Nonconforming Structures.** A nonconforming structure may be continued provided it remains otherwise lawful. A nonconforming structure shall not be enlarged or altered in any way which increases its nonconformity. If a nonconforming structure is moved, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

3. Nonconforming Uses. Except as provided for nonconforming single-family residential uses, a nonconforming use may be continued provided it remains otherwise lawful.
  - a. A nonconforming use shall not be enlarged or moved, in whole or in part, to any other portion of the lot or parcel that was not occupied by the use at the time the use became nonconforming. However, a nonconforming use may be extended throughout any part of a building which was designed for such use and which existed at the time the use became nonconforming.
  - b. A structure occupied by a nonconforming use shall not be structurally altered in any manner or moved except in connection with a change to a use permitted in the district in which it is located.
4. Nonconforming Residential Uses: A nonconforming residential use may be expanded or enlarged as follows:
  - a. The principal building may be enlarged by a maximum of twenty (20) percent of the total square footage which existed when the use became nonconforming, provided that all applicable yard and other zoning restrictions are met.
  - b. An accessory building may be constructed in accordance with the applicable provisions of this Ordinance.
5. Abandonment of Nonconforming Use: If there is an intent to abandon the nonconforming use of any parcel of land or structure and the non-use continues for a period of six (6) months, then any further use thereof shall conform to the provisions of this Ordinance. In addition, any accessory use, building, or sign related to a nonconforming use shall also be discontinued, unless it shall thereafter conform to all regulations of the Ordinance.
6. Substitution of Uses: A nonconforming use may be changed to another nonconforming use upon approval of the Commission subject to the following conditions:
  - a. No structural alterations are required to accommodate the new nonconforming use and that the proposed use is equally or more appropriate in the district than the existing use. In approving such a request, the Commission may require appropriate conditions in accordance with the purposes and intent of this Ordinance.
  - b. Once a nonconforming use is changed to a more restrictive classification, it shall not thereafter be changed to a less restrictive classification.
  - c. When a nonconforming use is replaced by a permitted use, it shall thereafter conform to the regulations of the district in which the use is located and the nonconforming use may not thereafter be resumed.
7. General Conditions. The following general conditions apply to all nonconforming lots, nonconforming structures, and nonconforming uses.
  - a. Change of Tenancy or Ownership: The tenancy or ownership of a nonconformity may be transferred or changed, however, in the case of a nonconforming use, there shall be no

change in the nature or character of such nonconformity, except as permitted by this Ordinance.

- b. Maintenance and Repairs: Normal maintenance and incidental repairs, including repair or replacement of non-bearing walls, fixtures, wiring or plumbing, may be performed on any nonconforming structure or structure containing a nonconforming use.
- c. A nonconforming structure or structure that contains a nonconforming use which is unsafe or unlawful due to a lack of repairs or maintenance, as determined by the Zoning Administrator or Building Official, may be restored to a safe condition. Where enlargement or structural alteration is necessary to allow compliance with health and safety laws, the cost of such work shall not exceed 40 percent of the replacement cost of the existing structure, as determined by the Township Assessor.
- d. Termination by Destruction: In the event that a nonconforming structure or structure containing a nonconforming use is destroyed by any means to an extent of more than sixty (60) percent of the replacement cost of the existing structure, as determined by the Township Assessor, the structure shall not be restored or reconstructed except in conformity with the requirements of this Ordinance.

**ARTICLE 82  
ADMINISTRATION**

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**8201. Administration.**

1. The provisions of this Ordinance shall be administered by the Zoning Administrator. Applicants for the office of Zoning Administrator shall be interviewed by the Commission. The Commission shall make its recommendations to the Township Board regarding the qualifications of the applicants. The Township Board shall appoint, from the list of applicants recommended by the Commission, a Zoning Administrator who shall serve for such term, subject to such conditions, and at such rate of compensation as the Township Board shall determine. The duty of enforcement of this Ordinance shall rest with the Zoning Administrator as shall be authorized by law. The Zoning Administrator shall, for the purpose of this Ordinance, have the power of a police officer. In addition thereto, the Zoning Administrator shall:
  - a. Receive and process Land Use Permit Applications, variance requests, land division requests and development plans; prepare case files and public notices when necessary; make recommendations to the Commission, Zoning Board of Appeals and the Township Board, based on professional planning principles and the comments of other reviewing agencies.
  - b. Review site plans and consult with developers and appropriate reviewing agencies to ensure quality and compliance with policies, regulations, ordinances and planning standards.
  - c. Counsel, advise and provide information to the Commission, Zoning Board of Appeals, the Township Board, property owners, realtors and others in various planning and zoning matters; also represent the Township with regard to legal action involving the Ordinance.
  - d. Recommend and prepare requested and/or needed resolutions for amending ordinances as may be deemed necessary.
  - e. Prepare reports for the Township Board, Commission and the Zoning Board of Appeals meetings.
  - f. Attend the Township Board, Commission and the Zoning Board of Appeals meetings.
  - g. Review applications for and issues permits for special/seasonal events within the Township according to the provisions of applicable ordinances and established procedures.
  - h. Investigate alleged violations of the Township's ordinances and enforce corrective measures as required.
  - i. Keep the official zoning map, Ordinance text and office records up-to-date.
  - j. Record and retain copies of all pertinent documents.
  - k. Perform all other duties of the Zoning Administrator as set forth in this Ordinance.

2. Elected officials of the Township and/or Manistee County and/or members of the Commission and Zoning Board of Appeals shall be ineligible for appointment to the office of Zoning Administrator, except as otherwise provided in Section 8201.3. of this Ordinance.
3. In the event of the resignation, death, disability, disqualification or temporary absence of the Zoning Administrator, the Township Supervisor shall appoint an interim zoning administrator until a new zoning administrator is appointed by the Township Board, until the disability or disqualification is removed or until the return of the regular Zoning Administrator, as the case may be.
4. In issuing an order, establishing a requirement, or making a decision or determination on any discretionary matter referred to him or upon which he is required to pass under this Ordinance, it shall be sufficient for the Zoning Administrator to reasonably conclude that in addition to the standards set forth in Section 8401.3. of this Ordinance, the proposed order, requirement, decision or determination is compatible with the present uses of adjacent land, is consistent with and promotes the intent and purposes of this Ordinance, is compatible with the natural environment, is consistent with the capabilities of public services and facilities affected by such order, requirement, decision or determination and protects the public health, safety and welfare.

**8202. Interpretation.**

In the interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements adopted for the promotion of the public health, morals, safety, comfort, convenience, or general welfare.

**ARTICLE 84**  
**PERMITS**

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**8401. Land Use Permits.**

- 1 No land shall be occupied or used and no building or structure shall hereafter be erected, altered or relocated under the provisions of this Section until a permit authorizing the same shall be issued by the Zoning Administrator.
- 2 The Zoning Administrator shall require in all cases that plans, specifications and drawings showing the location, design and size of the proposed land use and the buildings and structures to be located thereon shall be filed with the application for permit. The Zoning Administrator may also require the following information and such other information as he deems necessary to act on the application for permit:
  - a. The legal seating and/or sleeping capacity of all buildings and structures, if applicable.
  - b. A concise statement of all operations and uses which will be conducted on the land and buildings.
  - c. A concise statement of the services, if any, to be offered to the public, if applicable.
  - d. Any other information required by this Ordinance.
- 3 No permit shall be issued under this Section for any use which fails to conform to any relevant provision of Article 10 of this Ordinance or which fails to conform to any minimum requirement established for the land use district in which the proposed use is to be located, or which fails to conform to any standard set forth in the definition of the proposed use, as defined in this Ordinance.
4. No new use shall be established or excavation or construction begun before such permit is issued, and a copy posted in a prominent position on the building site.
5. No permit or fee is needed under this Section for the following activities provided the same comply in all other respects with the terms and conditions of this Ordinance:
  - a. Essential Public Services: The erection, construction, alteration, or maintenance by public utilities or municipal departments or commissions of overhead or underground gas, electrical, or water distribution or transmission systems, collection, communication, supply, disposal or sewer systems, including mains, drains, sewers, wires cables, traffic signals, hydrants, towers, poles, electrical substations, gas regulation stations, and similar equipment and accessories in connection therewith reasonably necessary for furnishing adequate service by such public utility or municipal department or commission or for the public health or safety or general welfare, shall be permitted as authorized or regulated by law or other ordinances of the Township, in any land use district, it being the intention hereof to exempt such erection, construction, alteration and maintenance from the application of this Ordinance; provided, that the erection or construction of any or all new above-grade construction is designed and erected to conform harmoniously with the general architecture

and plan of such district in which it is to be located; and provided, further, that communication towers shall not be considered an essential public service and shall be regulated as provided elsewhere in this Ordinance.

- b. Exterior or interior repair and improvement which does not structurally alter the premises or change the exterior shape or form of any building in any manner.
  - c. Relocation or replacement of machinery or equipment within a building located in the Commercial or Industrial Districts C-1 and I-1, conforming to the provisions of this Ordinance and used for commercial or industrial purposes, nor for any modification to such building in connection with said relocation or replacement, unless said modification structurally alters the premises or changes the exterior shape or form in any manner.
  - d. Household pet shelters, such as dog houses.
  - e. Treehouses, dollhouses, forts and other structures used by children for play.
  - f. Agricultural uses, except buildings or structures.
  - g. Timber harvesting.
  - h. Hedges, lawns, gardens, trees, plants, and shrubs.
6. A permit issued under this Section is void if the use is not commenced within one (1) year. A renewal may be granted by the Zoning Administrator after a restudy of the permit at no cost to the applicant.
    - a. Validity and revocation of land use permit. If construction has not commenced or proceeded meaningfully toward completion by the end of the twelve (12) month period, the Zoning Administrator shall notify the applicant in writing of the expiration of said permit.
  7. A violation of any condition or specification in a permit issued under this Section shall void the permit and shall constitute a violation of this Ordinance.
  8. Any improper or incorrect information contained in the application for permit issued under this Section shall void the permit *ab initio* and until properly corrected upon the permit application; provided that, as corrected, the applicant continues to meet all requirements for a permit.
  9. A non-refundable fee shall accompany each application for a permit under this Section. The fee shall be as established from time to time by the Township Board

#### **8402. Essential Services.**

Essential services shall be permitted as authorized or regulated by law or other ordinances of the Township, in any land use district, it being the intention hereof to exempt essential services from the application of this Ordinance; provided, that the erection or construction of any or all new above-grade construction is designed and erected to conform harmoniously with the general architecture and plan of such district in which it is to be located; and provided, further, that wireless communication support facilities shall not be considered an essential service and shall be regulated as provided elsewhere in this Ordinance.

**ARTICLE 86**  
**SPECIAL LAND USE CONDITIONS, REVIEW AND APPROVAL**

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**8601. Statement of Purpose.**

It is the purpose of this Article to specify the procedure and requirements for the review of special land uses, as specified in this Ordinance. Uses classified as special land uses are recognized as possessing unique characteristics (relative to location, design, size, public infrastructure needs, and other similar characteristics) which require individual review and approval standards in order to safeguard the general health, safety, and welfare of the Township.

The following use permit review procedures are instituted to provide an opportunity to use a lot or parcel for an activity which, under certain circumstances, might be detrimental to other permitted land uses and should not be permitted within the same district, but which use can be permitted under circumstances unique to the proposed location and subject to conditions acceptable to the community and providing protection to adjacent land uses. The procedures apply to those Special Land Uses which are specifically designated as such in the Zoning Ordinance.

**8602. Review and Approval Authority.**

1. The Commission shall have the authority to approve special land use permits, subject to such conditions of design, operation, and appropriate and reasonable safeguards as the Commission may require for any special land use included in the various provisions of this Ordinance.

**8603. Fees.**

Before the issuance of a Special Land Use Permit, all application fees, including those incurred for additional professional reviews or studies, shall be paid in full by the applicant.

**8604. Data Required.**

1. Applications for Special Land Uses authorized in this Ordinance shall be submitted to the Zoning Administrator. Applications shall include 12 copies of the site plan and the fees as established by the Township Board. Applications will be processed according to the procedures adopted by the Township Board.
2. The Zoning Administrator shall review the proposed application to determine if all required information has been supplied, and forward completed applications and supporting data in accordance with the provisions of this Article. If the application is found to be incomplete, the Zoning Administrator shall return the application to the applicant with a written explanation of the deficiencies.
3. An application for a special land use permit shall include the following:
  - a. Applicant's name, address, and telephone number.
  - b. Address and tax identification number of the proposed site.

- c. A signed statement that the applicant is the owner of the proposed site, or is acting as the owner's representative.
- d. A complete site plan containing all the applicable data required by Section 9403., "Data Required for Site Plans" of this Ordinance.
- e. Supporting statements, evidence, data, information and exhibits that address criteria for assessing special land use applications as provided in Section 8606. of this Ordinance.
- f. Any additional information deemed necessary by the Commission to determine the impact of the proposed special land use on the adjacent properties, public infrastructure, and community as a whole. Such information may take the form of, but is not limited to, traffic impact analyses, environmental impact assessments, market studies (to determine demand, use saturation), fiscal impact analyses or reports and/or testimony by officials representing state, county or local departments of public safety (police and fire), health, highways or roads, and/or environment. Any additional studies deemed necessary by the Commission shall be completed by an individual or firm of the Commission's choosing, but at the applicant's expense.
- g. The name and address of all persons described in Section 8605.2. of this Ordinance.

**8605. Public Hearing Requirements.**

- 1. One notice of the public hearing shall be published in a newspaper that circulates in the Township. The publication shall occur not less than fifteen (15) days before the date of the public hearing.
- 2. A notice of the public hearing shall be sent by mail or personal delivery to the owners of property, as found in the tax rolls for the Township, for which approval is being considered, to all persons to whom real property is assessed within three hundred (300) feet of the boundary of the property in question, and to the occupants of all structures within three hundred (300) feet. The notice to such persons shall also be given not less than fifteen (15) days before the date the application will be considered.
- 3. If the name of the occupant is not known, the term "occupant" may be used in making notifications.
- 4. The public hearing notices shall:
  - a. Describe the nature of the Special Land Use request.
  - b. Adequately describe the property in question, including a listing of all existing street addresses within the property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used.
  - c. State the date, time, and place of the public hearing.
  - d. Indicate when and where written comments concerning the request will be received.

5. Upon receipt of a complete application for a Special Land Use permit, the Commission shall schedule a public hearing in accordance with the notification requirements of this Section. A complete application under this Section shall be one that addresses the items set forth herein.
6. The Planning Commission shall review the proposal and base its decision upon review of the individual standards for that Special Land Use and the general standards of this Section. The Commission may grant approval of the application with any conditions it may find necessary, or it may disapprove the application if the applicant is unwilling to meet all conditions. The decision on a Special Land Use shall be incorporated in a statement of conclusions relative to the Special Land Use under consideration. The decision shall specify the basis for the decision and conditions imposed.
  - a. Approval. If the Planning Commission determines that the particular Special Land Use(s) should be allowed, it shall clearly set forth in writing the particular use(s) which have been allowed.
  - b. Thereafter, the Zoning Administrator may issue a land use permit in conformity with the particular Special Land Use so approved. In all cases where a particular Special Land Use has been granted as provided herein, application for a land use permit in the Township shall be made not later than one (1) year thereafter, or such approval shall automatically be revoked. The Commission may grant an extension thereof for good cause shown under such terms and conditions and for such period of time as it shall determine to be necessary and appropriate.
  - c. Denial. If the Commission determines that the particular Special Land Use(s) requested does not meet the standards of this Ordinance or otherwise will tend to be injurious to the public health, safety, welfare or orderly development of the Township, it shall deny the application in writing and clearly set forth the reasons for such denial.
7. Postpone: The Commission may postpone action on the site plan to allow time for additional study and/or site plan revisions.
8. Appeals: No decision or condition related to a Special Land Use application shall be taken to the Zoning Board of Appeals or the Township Board. An appeal of a Special Land Use decision or condition may be taken to the Circuit Court, as allowed by law.

#### **8606. Standards for Approval.**

The Commission shall review the particular circumstances and facts applicable to each proposed Special Land Use in terms of the following standards and requirements and shall make a determination as to whether the use proposed and subject site meet the following standards and requirements:

1. Will be in accordance with the general objectives, intent and purposes of this Ordinance.
2. Will be in accordance with the goals and objectives of the Manistee Township Master Plan.
3. Will be designed, constructed, operated and maintained in harmony with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.

4. Will not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
5. Will be served adequately by essential infrastructure, such as highways, streets, storm water drainage, refuse disposal, water and sewage facilities.
6. Will not create excessive additional requirements at public cost for infrastructure and will not be detrimental to the economic welfare of the community.
7. Will not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, glare or odors.
8. Will ensure that the environment shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas.
9. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted within the Zoning District.

**8607. Attachment of Special Conditions.**

1. The Commission may impose special conditions or limitations in granting approval as may be permitted by State law and this Ordinance which it deems necessary to fulfill the requirements of this Ordinance. The conditions may include:
  - a. Assurance that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity;
  - b. Protection of the natural environment, conservation of the natural environment and conservation of natural resources and energy;
  - c. Assurance of compatibility with adjacent uses of land;
  - d. Promotion of the beneficial use of land in a socially and economically desirable manner.
2. Special conditions imposed shall meet each of the following criteria:
  - a. Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
  - b. Be related to the valid exercise of the police power and purposes, which are affected by the proposed use or activity.
  - c. Be necessary to meet the intent and purpose of this Ordinance; be related to the standards established in this Ordinance for the land use or activity under consideration; and be necessary to insure compliance with those standards.

3. The conditions imposed with respect to the approval of a land use or activity shall be recorded in the record of the approval action and shall remain unchanged except upon the mutual consent of the Commission and the landowner. The Zoning Administrator shall maintain a record of changes granted in conditions.

#### **8608. Reapplication.**

No Special Land Use application which has been denied wholly or in part by the Planning Commission shall be resubmitted until the expiration of twelve (12) months or more from the date of such denial, except on the grounds of newly discovered evidence or proof of changed conditions. A reapplication shall be processed in the same manner as the original application.

#### **8609. Site Plan Amendments in Conjunction with a Special Land Use.**

Any approved site plan shall become part of the record of Special Land Use approval. Subsequent improvements relative to the authorized use shall be consistent with the approved site plan, unless a change conforming to this Ordinance receives the mutual agreement of the landowner and the Commission. A site plan amendment shall be reviewed and considered in the same manner as the original Special Land Use application, except as otherwise provided in this Ordinance or in cases where less than ten percent (10%) of the property is affected. In that case, the Zoning Administrator may approve or deny based on the standards contained in this Article.

#### **8610. Validity and Revocation of Special Land Use Permits.**

4. **Validity of Permit:** A Special Land Use permit shall be valid for a period of twelve (12) months from the date of the issuance of said permit. If construction has not commenced and proceeded meaningfully toward completion by the end of this twelve (12) month period, the Zoning Administrator shall notify the applicant in writing of the expiration of the permit. The Commission may waive or extend the period of time in which the permit is to expire if it is satisfied that the owner or developer is maintaining a good faith intention to proceed with construction.

**Permit Revocation:** The Commission shall have the authority to revoke site plan approval following a hearing, if construction of the approved improvements does not proceed in conformance with the approved site plan. Upon discovery of a violation, the Zoning Administrator shall issue a stop work order and a notice to appear for a hearing before the Commission. Notice of the hearing date shall be provided to the applicant no less than ten (10) days prior to the date of the meeting.

**ARTICLE 88**  
**PLANNED UNIT DEVELOPMENTS**

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**8801. Intent.**

The planned unit development provisions of this Ordinance are intended to allow flexibility in the design of new residential and commercial developments, to encourage the conservation of natural features such as, but not limited to, woodlots, slopes, meadows, floodplains, and wetland areas and achieve economies of design related to vehicular and pedestrian circulation ways, utility construction and dwelling unit siting. This Article provides incentives and opportunities for a mix of housing types and commercial uses subject to an overall project density based on the formula provided by this Article. Based on a comprehensive plan for the entire development, this Article allows for a mix of residential and compatible non-residential uses oriented toward the planned unit development residents but not exclusively for the residents of the planned unit development.

**8802. Application of Planned Unit Development Provisions.**

1. **Minimum Parcel Criteria:** The provisions of this Article may be applied to any parcel of land fifteen (15) acres or greater, under single ownership or control.
2. **Exceptions to Minimum Parcel Criteria:** Notwithstanding the provisions of paragraph 1, an application for a planned unit development on a parcel of land of less than fifteen (15) acres may be submitted if the Commission finds, based upon information provided by the landowner, that the minimum area requirement should be waived because a planned unit development is in the public interest and that one or more of the following conditions exists:
  - a. The parcel of land, or the neighborhood in which it is located, has an unusual physical feature(s) that will be conserved by employing the provisions of this Article;
  - b. The parcel of land has a historical character of importance to the Township that will be protected by employing the provisions of this Article; or
  - c. The parcel of land is adjacent to, or across the road from, a parcel which has been developed as a planned unit development and such will contribute to the maintenance of the amenities and values of the neighboring development.
3. **Application Criteria:** An applicant for planned unit development must demonstrate all of the following:
  - a. Application of the planned unit development provisions will result in one of the following:
    - 1) A recognizable and material benefit to the future residents of the project as well as the community, where such benefit would otherwise be unfeasible or unlikely without application of the planned unit development provisions; or
    - 2) The long-term conservation of natural features and the environmental character to the Township will be achieved; or
    - 3) A nonconforming use shall be rendered more conforming to the zoning district in which it is situated.

- b. The proposed type and density of use shall not result in an unreasonable increased burden upon public services, facilities, and/or utilities in comparison to the use or uses otherwise permitted by the underlying zoning district.
- c. The proposed planned unit development shall not result in any unreasonable negative economic impacts on the surrounding properties.

**8803. Design Standards.**

A planned unit development proposal shall be consistent with the statement of purpose of this Article as well as the following general standards for the use of land, the type, bulk, design, and location of buildings, the density of use, common open space and public facility requirements, and the development of geographic divisions of the site.

- 1. Uses: The plan may include a mix of commercial and residential uses which are permitted in the zoning districts which are incorporated within the Planned Unit Development, or which are consistent with the master plan for the area. A variety of housing types, including detached single-family dwellings, duplexes, or multi-family dwellings are permitted.
- 2. Permitted Density: Subject to the provisions for maximum number of dwelling units and buildings and for minimum lot size for detached single-family dwellings, no minimum lot sizes are required, and cluster design may be incorporated as a means of conserving natural features and providing additional common open space. The permitted number of dwelling units and other structures shall be determined as a provided in the subsection, based on net parcel area.
  - a. Net parcel area for purposes of the Article shall mean the total parcel area of the lands proposed for the PUD, less
    - 1) The area of proposed or existing public or private rights-of-way and access drives; and
    - 2) Eighty percent (80%) of the area occupied by any bodies of water, wetlands and floodplain areas.
  - b. The maximum number of dwelling units or commercial buildings included within the PUD shall be determined by application of sound site planning criteria to achieve integration of the PUD with the characteristics of the area, and shall consider other land use criteria, including the impacts of the density of the proposed PUD on existing densities in the area, the minimum lot sizes of the underlying and adjacent zoning districts, and the goals and objective of the master plan, subject to the limitations in subsections c. and d. below.
  - c. For a PUD served by public sewer, the maximum number of dwelling units or commercial buildings within the PUD shall be limited as follows:
    - 1) There shall be at least eleven thousand (11,000) square feet of net parcel area for each detached single-family dwelling.
    - 2) In addition, there shall be at least seven thousand five hundred (7,500) square feet of net parcel area for each dwelling unit with three or more bedrooms located in an

attached dwelling, multi-family dwelling, semi-attached dwelling, townhouse dwelling or two-family dwelling.

- 3) In addition, there shall be at least five thousand five hundred (5,500) square feet of net parcel area for each dwelling unit with two or fewer bedrooms located in an attached dwelling, multi-family dwelling, semi-attached dwelling, townhouse dwelling or two-family dwelling.
  - 4) In addition, there shall be at least fifteen thousand (15,000) square feet of net parcel area for each commercial building.
  - 5) A PUD served by a private community septic system may be eligible for the density limitations provided in this subsection ( c ) if the Planning Commission finds that the system presents a demonstrative public benefit in comparison to private individual septic systems, in consideration of environmental conditions, suitability of soils surrounding the septic systems, the likelihood or unlikelihood of future public sewer extensions, the consistency of the development with the Township's master plan, and similar factors.
- d. For a PUD which is not served by a public sewer, the formula in subsection c. shall be applied by inserting the minimum lot sizes provided for that type of dwelling unit or use in the underlying zoning district instead of the areas stated in subsection c. If no corresponding minimum lot size per dwelling unit or use is so provided, the formula above shall be applied by doubling the areas stated in subsection c. The maximum number of dwelling units or commercial buildings shall be further limited as may be necessary for installation of on-site sewage disposal systems to serve the PUD which comply with District 10 Health Department Standards.
3. Each single-family detached dwelling intended for separate ownership shall be located upon a lot or condominium unit of a least eleven thousand (11,000) square feet. If the project is developed on a condominium basis without allocation of separate sites, the applicant shall demonstrate that the proposed layout could accommodate eleven thousand (11,000) square foot individually owned units if the project were so arranged. If the project is not served by a public or community sanitary sewer or water system, each condominium unit shall be of such additional size as may be necessary for installation of an on-site sewage disposal system and private well which complies with District 10 Health Department Standards.
  4. Common Open Space: All planned unit developments shall maintain a minimum of thirty (30%) percent of parcel as common unimproved open space which is readily accessible and available to the residents of the planned unit development. Up to twenty-five (25%) percent of the open space requirement may be fulfilled by wetland, floodplain, and/or open water areas.

Educational and Recreational Uses: Both public and private nonresidential uses of an educational or recreational nature including but not limited to golf courses, tennis clubs, swim clubs, riding stables, non-motorized trails and necessary accessory uses and structures, designed as an integral part of the overall planned unit development, may occupy appropriate portions of the site. The area so occupied may be applied, at the discretion of the Commission to satisfy a percentage of the total common open space requirement. Developed recreational uses such as tennis clubs, swim clubs, riding stables, and the like, may be used to satisfy twenty-five (25%) percent of the common open space requirement. Golf courses may be used to satisfy up to

sixty (60%) percent of the common open space requirement, provided such use is integrated into the overall development. These educational and recreational facilities, if not open to the public, shall be available to the residents of the PUD on the same basis as they are available to other members of the establishment.

5. Commercial Uses:
  - a. If a PUD is proposed to include a mix of commercial and residential uses, then the amount of land devoted to commercial uses shall be guided by the application of site planning criteria to achieve integration of the PUD with the characteristics of the area, and shall consider other land use criteria, including underlying zoning and the Township master plan, subject to the following limitation: The amount of land devoted to the commercial use, including the access drives and parking serving commercial uses, shall not exceed the greater of sixty percent (60%) of the PUD site, or the percentage of the site which is within a commercial zoning district.
  - b. Any commercial use permitted by right or a special use approval may be incorporated into a planned unit development, and the planned unit development agreement for the PUD shall specify commercial uses permitted, and any requirements for approval if the use is not provided for in the initial plan.
  - c. Commercial uses shall be accessed by public or approved private roads and access driveways and sited in a manner to be compatible with adjacent residential development and traffic patterns.
  - d. Off-Street Parking and Loading: Off-street parking and loading/unloading spaces shall be provided in accordance with Section 1054 of this Ordinance. The PUD shall be designed to take advantage of opportunities for collective and shared parking to reduce the amount of impervious surface and unnecessary paving.
6. Other Site Improvements: Signage, lighting, landscaping, exterior building materials, and other features of the project shall be designed and constructed with the objective of creating an integrated and controlled development, consistent with the character of the community, the surrounding developments, and the site's natural features.
7. Perimeter Setback and Buffering: The proposed location and arrangement of structures shall not be materially detrimental to existing or prospective adjacent uses or to existing or prospective development of the neighborhood. The Commission shall establish perimeter setbacks and landscaping and/or berms as appropriate for the buffering of adjacent properties from the planned unit development. Special attention shall be given to appropriate screening of non-residential uses in a planned unit development which is adjacent to residentially zoned or used property.
8. Phasing:
  - a. If the planned unit development is proposed to be constructed in phases, the planned unit development agreement shall provide for the facilities and amenities which must be constructed, or appropriate security provided, before buildings within that phase are constructed or occupied.

- b. The phasing provisions of the planned unit development agreement shall account for the potential that phasing may be delayed or future phases may not be constructed by ensuring that all necessary infrastructure, including roads, parking, stormwater facilities and water and sewer facilities are sufficient to serve the initial phase or phases of the project, if subsequent phases are delayed or never constructed. In addition, through deed restriction, dedication in subdivision documents, or provisions in condominium documents or other appropriate instruments, arrangements shall be made such that the minimum required open space shall be maintained as each phase is constructed.
  - c. Construction of the initial phase of the planned unit development shall be completed within two (2) years following final preliminary plat, condominium plan or other final plan approval by the Commission. This limit may be extended for a reasonable period to be determined by the Commission, upon written application by the developer for cause shown. If, however, this time limit is not met and an extension is not granted, the planned unit development agreement is automatically rescinded.
9. For a mixed commercial and residential PUD, the Commission may require that a certain percentage or number of one type of use must be constructed before the other type of use may be constructed, in order to carry out the intent and purpose of this Article to provide for a mixture of uses and not serve merely as an alternative to rezoning of property for the owner's desired use.
  10. Planned Unit Development Agreement: The Agreement shall contain such proposed covenants, deed restrictions, easements, and other provisions relating to the bulk, location, and density of such residential units, nonresidential uses and public facilities, and provisions for the ownership and maintenance of the common open space as are necessary for the welfare of the planned unit development and are not inconsistent with the best interests of the Township. The covenants, deed restrictions easements, and other provisions, which are a part of the plan as finally approved, may be modified, removed, or released only with the approval of the Commission.
  11. The applicant shall make such easements, covenants and other arrangements, and shall furnish such performance guarantees, as may be required, to assure performance in accordance with the plan and to protect the public interest in the event of abandonment of proposed development before completion.

**8804. Procedure for Review and Approval.**

1. The Zoning Administrator, subject to final Planning Commission decision, may waive or reduce the information required to be provided at the conceptual or preliminary planned unit development stage, if the information provided is sufficient to allow review by the Planning Commission, and public comment concerning compliance of the proposed PUD with this Article, the Zoning Ordinance, and the Township master plan.
2. Optional Conceptual Planned Unit Development Submittal: An applicant for planned unit development approval may prepare a conceptual planned unit development submittal to provide the Commission with a general overview of the proposed planned unit development. The conceptual submittal shall be processed in accordance with the following procedures
3. The applicant shall provide twelve (12) copies of the conceptual submittal to the Zoning Administrator at least twenty-one (21) days prior to the meeting at which the submittal is to be

presented. The Zoning Administrator shall review the submittal to determine that all the required information has been provided. Upon finding that the submittal is complete, the Zoning Administrator shall place the conceptual submittal on the Commission's agenda.

4. The following minimum information must be provided as part of the concept submittal:
  - a. Statement of purpose, objectives, and development program including:
    - 1) Discussion of the rationale for employing the planned unit development provisions rather than developing the project conventionally.
    - 2) Total project area.
    - 3) Description of existing site characteristics.
    - 4) Description of proposed character of the development.
    - 5) Densities, areas and setbacks for various residential types.
    - 6) Area and percent of developed and undeveloped open spaces.
    - 7) Discussion of proposed means of serving the development with water, sanitary waste disposal, and storm water drainage.
    - 8) Proposed project phasing and estimated timing schedule by phase to completion.
    - 9) Statement of anticipated impact on natural features, public facilities and services such as but not limited to police and fire protection, roads, and schools.
  - b. Generalized development plan and program, including:
    - 1) Location map at a minimum scale of one (1") inch equals two thousand (2,000) feet showing the relationship of the proposed planned unit development to its surroundings, including section lines, parcel boundaries, major roads, collector streets, among other landmarks.
    - 2) Generalized graphic depiction at a scale of one (1") inch equals two hundred (200') feet showing the following:
      - (a) Major access roads serving the site, including right-of-way widths, and existing and proposed road surfacing.
      - (b) Existing utility lines including sanitary sewer, storm sewer, water main, and gas and electric service.
      - (c) Existing adjacent land uses, zoning and structures within 200 feet of the proposed planned unit development boundary.
      - (d) Proposed internal pedestrian and vehicular circulation system.

- (e) Areas to be developed for residential, commercial, recreational, and common open space uses and structure locations.
  - (f) Areas to be preserved in a natural state.
- 3) Other data or graphics which will serve to further describe the proposed planned unit development.
5. The Planning Commission shall review the concept plan with the applicant, shall inform the applicant of the Township's development policies, and shall make comments and suggestions about the proposed concept plan. The Commission may refer appropriate portions of the submittal to the Township Attorney, Engineer, Planner and/or appropriate county agencies for review and comment, prior to making comments and suggestions to the applicant.
  6. Preliminary Planned Unit Development Submittal: A preliminary planned unit development submittal shall be processed in accordance with the following procedures:
    - c. The applicant shall provide twelve (12) copies of the preliminary planned unit development submittal to the Zoning Administrator at least twenty-one days (21) days prior to the meeting at which the submittal is to be presented. The Zoning Administrator shall review the submittal to determine that all the required information has been provided. Upon finding the submittal is complete, the Zoning Administrator shall place the preliminary submittal on the Commission's agenda.
    - d. The following minimum information must be provided by the preliminary planned unit development submittal. If the applicant did not prepare a conceptual submittal, the preliminary planned unit development submittal shall also include the information required by Section 8804.3. of this Ordinance.
      - 1) Existing Site Features
        - (a) Physical development plan prepared at a minimum scale of one (1") inch equals one hundred (100') feet.
        - (b) Boundaries of proposed planned unit development, section or corporation lines within or adjacent to the tract, and overall property dimensions.
        - (c) Property lines of adjacent tracts of subdivided and unsubdivided land shown in relation to the proposed planned unit development site, including those of areas across abutting roads.
        - (d) Location, widths, and names of existing or prior platted streets and private streets, and public easements within or adjacent to the proposed planned unit development site, including those located across abutting roads. Street names shall be approved by the Manistee County Road Commission.
        - (e) Location of existing sewers, water mains, storm drains and other underground facilities within or adjacent to the proposed planned unit development site.

- (f) Topography drawn at a two (2') foot contour interval. Topography must be based on USGS datum and be extended a minimum distance of two hundred (200') feet outside the proposed planned unit development boundaries.

## 7. Proposed Development Features

- a. Layout of internal roads indicating proposed road names, right-of-way widths, and connections to adjoining platted roads, and also the widths and location of alleys, easements, and pedestrian ways. Road names shall be approved by the Manistee County Road Commission.
- b. Layout, numbers, and dimensions of single-family lots, including building setback lines.
- c. Layout of proposed multiple-family dwellings, including setbacks, buildings, drives, parking spaces, pedestrian ways, and landscaping.
- d. Location and function of both developed and undeveloped open spaces, as well as the layout of facilities to be included on developed open spaces.
- e. Depiction of major wooded areas and description of means to be employed to preserve them.
- f. An indication of ownership, and existing and proposed use of any parcels identified as "excepted."
- g. An indication of the proposed sewage, water supply, and storm drainage system. If county drains are involved, the proposed drainage shall be acceptable to the Manistee County Drain Commissioner.
- h. Conceptual site grading and conceptual landscaping plans
- i. Depiction of proposed development phases.
- j. Architectural renderings of typical structures and landscape improvements, in detail sufficient to depict the basic architectural intent of the improvements.

## 8. Tabulations

- a. Total site acreage and percent of total project in various uses, including developed and undeveloped open space.
- b. Total site density of single-family and multiple-family dwellings and percent of ground area covered by structures other than detached single-family dwelling units.
- c. Acreage and number of single-family lots, multiple-family dwellings (including number of bedrooms) to be included in development phases.

## 9. Planned Unit Development Agreement

- a. Legal description of the total site.

- c. Statement of developer's interest in the land proposed for development.
  - d. Statement regarding the manner in which open space is to be maintained.
  - e. Statement regarding the developer's intentions regarding sale and/or lease of all or portions of the planned unit development, including land areas, units, and recreational facilities.
  - f. Statement of covenants, grants of easements (including easements for public utilities), and other restrictions to be imposed upon the uses of the land and structures.
  - g. Statement of required modifications (variances) to the regulations which are otherwise applicable to the site.
  - h. Schedule indicating the time within which applications for final approval of each phase of the planned unit development are intended to be filed.
10. The Commission shall accept the submittal and refer the appropriate portions to the Township Attorney, Engineer, Planner, and appropriate county agencies for review and recommendation.
  11. The Commission shall review the preliminary planned unit development submittal as well as the comments from the Township Attorney, Engineer, Planner and appropriate state and county agencies and then set a public hearing to receive citizen input on the proposed planned unit development. Notice of such public hearing shall be given in accordance with the requirement of the Michigan Zoning Enabling Act, 2006 PA 110, as amended.
  12. The Commission shall hold a public hearing.
  13. The Commission shall either approve, approves with modification, or deny the preliminary planned unit development submittal.
  14. Following approval of the preliminary planned unit development submittal, the Commission shall authorize the developer to prepare the planned unit development agreement and the final planned development submittal.
  15. The developer shall prepare a planned unit development agreement which shall be reviewed by the Township Attorney, Planner, and Engineer.
  16. The Commission shall review the planned unit development agreement and either approve, approve with conditions, or deny the planned unit development agreement.
  17. A final planned unit development submittal for some portion of the planned unit development must be submitted within twenty-four (24) months following approval of the preliminary planned unit development. If no final planned unit development submittal is accepted within that period, approval of the preliminary planned unit development is automatically rescinded and the underlying zoning will take effect. However, the Commission, upon written application by the developer, may extend the designation for successive two (2) year periods; except that no more than two (2) such twenty-four (24) month extensions may be granted.
  18. Final Planned Unit Development Submittal

- a. The final planned unit development submittal for all or a portion of the total planned unit development shall be reviewed by the Commission and acted upon by the Commission to assure substantial compliance with the preliminary planned unit development submittal.
19. The final planned unit development submittal must be prepared as one of the following:
- a. Subdivision Plat as defined by the Land Division Act
    - 1) The final planned unit development submittal must be prepared in the form of a preliminary plat in detail sufficient to be granted tentative preliminary plat approval and the conditions established in the preliminary planned unit development submittal and planned unit development agreement.
  - b. Condominium Plan as defined by the Condominium Act
    - 1) The final planned unit development submittal must be prepared in the form of a condominium plan pursuant to the requirements of the Condominium Act in detail sufficient to be granted approval in conformance with the condominium provisions of this Ordinance and the conditions established in the preliminary planned unit development submittal and planned unit development agreement.
  - c. For a final planned unit development submittal for a development which will not be a plat or a condominium, the plan must be prepared in the form of a site plan in accordance with Article 94 of the zoning Ordinance.
  - d. The following minimum information must be provided by the developer at the time of filing of a final planned unit development submittal for all or a portion (phase) of a planned unit development:
    - 1) Detailed grading plan, with soil erosion and stormwater plan.
    - 2) Detailed landscaping plan.
    - 3) Detailed utilities layout.
    - 4) Tabulations showing:
      - (a) Total phase acreage and percent of total planned unit development.
      - (b) Acreage and percent of portion of phase and total planned unit development occupied by single-family, multiple-family, and developed and undeveloped open space.
      - (c) Total phase density and percent of total planned unit development.
      - (d) Number of bedrooms per multiple-family dwelling unit by type (i.e., efficiency, one bedroom).
      - (e) Percent of ground area covered by structures other than detached single-family dwelling units.

- 5) Supporting materials
  - (a) Legal description of the total phase, each use area, and dedicated open space.
  - (b) Copies of covenants, easements, and other restrictions to be imposed
  - (c) Proposed dates of construction start and completion of phase.
  
- e. The final planned unit development submittal shall not:
  - 1) Vary the proposed gross residential density or intensity of use in any portion of the planned unit development by ten (10%) percent or greater as determined by the Commission; or
  - 2) Involve a reduction of the area set aside for common space; or
  - 3) Increase by more than ten (10%) percent the floor area proposed for nonresidential use; or
  - 4) Increase by more than five (5%) percent the total ground area covered by buildings.
  
- f. The final planned unit development submittal shall be processed in accordance with the following procedures:
  - 1) The applicant shall provide twelve (12) copies of the final planned unit development submittal to the Zoning Administrator at least twenty-one (21) days before the meeting at which the submittal will be presented. The Zoning Administrator shall review the submittal to determine that all the required information has been provided. Upon finding that the submittal is complete, the Zoning Administrator shall place the final submittal on the Commission's agenda.
  - 2) The Commission shall accept the submittal and refer the appropriate portions of the submittal to the Township Attorney, Engineer, Planner as well as the appropriate state and county agencies for review and recommendation.
  - 3) The Commission shall review the final planned unit development submittal to assure conformance with the approved preliminary planned unit development submittal and planned unit development agreement. Within thirty (30) days following receipt of the final planned unit development submittal, the Commission shall approve or, if the final planned unit development submittal deviates from the preliminary planned unit submittal by more than the limits prescribed in this Ordinance, require modifications to assure conformance.
  
- g. Before the Commission grants final approval to any planned unit development, the Commission shall determine that:
  - 1) Provisions, satisfactory to the Commission have been made to provide for the financing of any improvements shown on the plan for open spaces and common areas which are to be provided by the applicant, and that maintenance of such improvements is assured by a means satisfactory to the Commission.

- 2) The cost of installing all streets and necessary utilities has been assured by a means satisfactory to the Commission.
  - 3) The final plan for any phase is in conformity with the overall comprehensive plan of entire parcel. Any changes or amendments requested shall terminate the overall planned unit development approval until such changes and/or amendments have been approved as in the instance of the preliminary submittal in accordance with Section 8807.
20. Following approval of a final planned unit development submittal by the Commission, the developer may begin processing the plat through the Township Board in conformance with the Land Division Act or the condominium plan through the Commission and Township Board in conformance with the Condominium Act and condominium provisions of this Ordinance.

#### **8805. Appeals.**

The decision of the Commission to approve, approve with conditions or deny a planned unit development application shall be final. No decision or condition related to a planned unit development submittal shall be taken to the Board of Appeals.

#### **8806. Fees.**

Fees for the review of a conceptual, preliminary or final planned unit development submittal shall be in accordance with the schedule of fees adopted by resolution of the Township Board. Before final approval is granted, the cost of review fees shall be paid for by the applicant/developer.

#### **8807. Changes to an Approved PUD**

1. Except for changes determined to be minor changes as provided by this Section, changes to an approved final development plan or to any conditions imposed on final PUD approval shall be reviewed and approved, approved with conditions, or denied by the commission pursuant to the procedures provided by this chapter for an original request for PUD approval, except that no public hearing is required unless the Commission determines the changes requested would fundamentally alter the nature or scope of the PUD.
2. Minor changes to a final development plan may be approved by the Zoning Administrator without review and approval by the Planning Commission. For purposes of the section, “minor changes” means changes which meet the following qualifications:
  - a. For residential buildings, a reduction or increase by not more than 5 percent in the size of structures, provided that there is no increase in the number of dwelling units.
  - b. For non-residential buildings, a reduction or increase by no more than 5 percent (or 5,000 square feet, whichever is less) in gross floor area.
  - c. A revision in floor plans, if consistent with the character of the use.
  - d. The alteration of vertical elevations by no more that 5 percent.

- e. The relocation of building footprints by no more than five (5) feet, unless a specific setback or separation distance was imposed as a condition of PUD approval.
- f. An increase in area of areas designated on the final plan as open space.
- g. The substitution of plant materials included in the final development plan, provided they are substituted by similar types of landscaping on a 1-to-1 or greater basis, as determined by the Zoning Administrator.
- h. Improvements made to access and circulation systems, such as the addition of acceleration/ deceleration lanes, boulevards, curbing, pedestrian/bicycle paths.
- i. Changes made to exterior materials, if the changes provide for the use of materials of equal or higher quality than those originally approved, as determine by the Zoning Administrator.
- j. A reduction in the size of the signs, or an increase in sign setbacks.
- k. The internal rearrangement of parking spaces in a parking lot, if the total number of parking spaces provided is not reduced and circulation hazards or congestion are not created by the redesign.
- l. A change in the name of the PUD or in the names of streets with the PUD.
- m. Other similar changes of a minor nature proposed to be made to the configuration, design, layout or topography of the PUD which are deemed by the Zoning Administrator to be not material or significant in relation to the entire PUD and which the Zoning Administrator determines would not have any significant adverse effect on adjacent or nearby lands or the public health, safety or welfare.

If the Zoning Administrator approves a minor change, the approval shall be in writing. The Zoning Administrator shall forward a copy of the written approval to the Planning Commission for its records.

3. The Zoning Administrator may refer a decision regarding any proposed change to a Final Development Plan to the Planning Commission for review and approval, even if the change may qualify as a minor change under this Section. In making a determination as to whether a change is a minor change, or whether to refer a change to the Planning Commission for approval, the Zoning Administrator may consult with the Chairperson of the Planning Commission.

**ARTICLE 94**  
**SITE PLAN REVIEW AND APPROVAL**

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**9401. Purpose.**

It is the purpose of this Article to specify standards and data requirements that shall be followed in the preparation of site plans as required by this Ordinance.

**9402. Improvements Which Require Site Plan Approval.**

Prior to the establishment of any new use, addition to an existing use, or the erection of any structure in any zoning district, a site plan shall be reviewed and approved subject to the following conditions.

4. **Site Plan Review Required:** Site plan review is required for all principal uses and structures permitted in all zoning districts (except individual single-family and two-family dwellings erected on a single lot or parcel and their accessory structures which require a plot plan) and all Special Land Uses.
5. **Administrative Review Option for Additions:** When the erection of a structure constitutes an addition to an existing use or building, the site plan review procedures may be modified by the Zoning Administrator to provide for an administrative review and approval in lieu of Planning Commission review and approval. The Zoning Administrator may conduct an administrative review if the following conditions are met:
  - a. No variances to the zoning ordinance are required, or, if required, have been obtained.
  - b. The use will be conducted within a completely enclosed building.
  - c. The addition does not create additional parking demands.
  - d. The addition does not substantially alter the use or character of the site.
  - e. The use is in conformance with the provisions of the zoning district.
6. **Administrative Review Option for Building Reoccupancy:** In the case of reoccupancy of an existing building, the site plan review procedures may be modified by the Zoning Administrator to provide for an administrative review and approval in lieu of Commission review and approval. The Zoning Administrator may conduct an administrative review if the following conditions are met:
  - a. No variances are required, or, if required, have been obtained.
  - b. The use will be conducted entirely within an enclosed building.
  - c. The use will not increase the existing parking area by more than twenty (20) percent of the area which existed prior to reoccupancy.
  - d. The use will not substantially alter the use or character of the site.

- e. The use is in conformance with the provisions of the zoning district.
- 7. Conformance to Ordinance Requirements: All site plans shall conform to the requirements of the Ordinance. Administrative review procedures are not intended to modify any Ordinance, requirement, or development standard. The Zoning Administrator shall notify the Commission of all site plans processed or scheduled for administrative review.
- 8. Land Clearing: No person shall undertake any activity such as grading, clearing, cutting and filling, excavating, or tree removal in preparation for a use or structure which requires Commission site plan review and approval until the proposed use or structure is authorized by a land use permit or pre-preliminary plat approval.

**9403. Data Required for Site Plans.**

Site plans which require Commission review and approval must comply with the requirements of Sections 9403.1., 9403.2., and 9403.4. of this Ordinance. Site plans which are eligible for administrative review must comply with Sections 9403.1., 9403.2., and 9403.4. of this Ordinance.

- 1. General Information Required: All site plans shall be prepared to meet the following requirements:
  - a. All site plans shall be drawn at a scale of at least one (1”) inch equals one hundred (100’) feet and include plan preparation and revisions dates, a graphical scale, north arrow, and a location map. The location map shall depict the proposed development site, section lines and numbers, and major roadways within two thousand (2,000’) feet of the site.
  - b. The applicant’s name, address and telephone number and the property owner’s name, address and telephone number, if different than that of the applicant.
  - c. A survey of the property showing property line dimensions and bearings, any easements of record, required setbacks, and a written legal description.
  - d. Notation of all federal, state and local permits required.
  - e. Bear the seal of the responsible licensed professional engineer, professional land surveyor, or registered landscape architect prior to issuance of a land use permit.
- 2. Additional Information Required for Commission Review: Site plans which are subject to Commission review shall provide the following information in addition to that which is required by Section 9403. of this Ordinance:
  - a. A written statement which describes the characteristics of the development. For residential developments, the project description shall describe the number of dwelling units, bedrooms, carports or garages, and the type and amount of recreational open space. For nonresidential developments, the project description shall describe the intended use, hours of operation, the gross and useable floor areas in square feet, and the number of employees per shift.
  - b. A site data chart which compares the existing and proposed improvements to the lot area, setback, height and lot coverage requirements of the zoning district and the off-street parking and landscape requirement calculations.

- c. Location of natural features such as, but not limited to, woodlots, streams, floodplains, lakes, ponds, and existing topography at ten (10') foot intervals within one hundred (100') feet of the site.
  - d. Location and dimensions of existing structures within one hundred (100') feet of the site including notation as to which on-site structures will be retained and which will be removed or altered.
  - e. Location and dimensions of proposed structures, including building elevations and floor plans.
  - f. Location and dimensions of existing public rights-of-way (including paving material), private roads, or access easements of record.
  - g. Location and dimensions of proposed rights-of-way, acceleration/deceleration lanes, driveways, parking spaces, maneuvering lanes, loading areas, and sidewalks. Proposed traffic control measures and proposed street names shall also be indicated.
  - h. Location of existing and proposed utilities, water mains, wells, fire hydrants, sewers, septic fields, storm drains, as well as any easements that exist or are proposed to be established for the installation, repair, or maintenance of utilities.
  - i. Location and dimension of existing and proposed exterior drains, dry wells, catch basins, retention and/or detention areas, sumps, and other facilities designed to collect, store or transport stormwater or wastewater as well as point of discharge.
  - j. Proposed location of signs, trash receptacles, light fixtures, and any other accessory structures and uses, including a completed sign permit application.
  - k. Typical straight cross-sections including slope, height, and width of any berms and type of ground cover, and height and type of construction of any wall or fence, including footings.
  - l. Location, spacing, type and size of proposed plant materials.
  - m. Any required screening walls or landscape buffers between the use and the adjacent properties.
  - n. Location and specifications for any existing or proposed storage of any chemicals, salts, flammable or hazardous materials as well as any required containment structures or clear zones.
  - o. The Commission reserves the right to require additional surveys and reports as they deem necessary. These reports may include but not necessarily be limited to reclamation plan, environmental impact statement, pollution incident prevention plan, visual impact analysis, evacuation plan, wetlands determination, traffic impact analysis and detailed engineering reviews.
3. Additional Information for Administrative Review: Site plans subject to administrative review and approval shall provide the following information in addition to that required by Section 9403.1. of this Ordinance:

- a. A project statement that describes the proposed use of the building, the number of employees, floor plan layout, and other general information describing the proposed activity.
  - b. Existing and proposed parking serving the site, including any improvements (paving, striping, landscaping) which are contemplated.
  - c. Existing and proposed sidewalks, landscaping, and other site amenities.
  - d. Any required screening walls or landscape buffers between the use and the adjacent properties.
  - e. Existing and proposed site ingress and egress.
4. Additional Site Plan Information and Supporting Materials for Large Solar Energy Systems: All special use permit applications for a Large Solar Energy System must be accompanied by a detailed site plan meeting the requirements of Section 9403 drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan, and displaying the following additional information:
- a. All lot lines and dimensions, including a legal description of each lot or parcel comprising the Large Solar Energy System.
  - b. Names of owners of each lot or parcel within the Township that is proposed to be within the Large Solar Energy System.
  - c. Vicinity map showing the location of all parcels and land uses within 300 feet of the parcel comprising the Large Solar Energy System and the distance to Manistee Blacker Airport.
  - d. Location and height of all proposed solar array(s), buildings, structures, electrical tie lines and transmission lines, security fencing, and all above-ground structures and utilities associated with the Large Solar Energy System.
  - e. Horizontal and vertical (elevation) to scale drawings with dimensions that show the location of the proposed solar array(s), buildings, structures, electrical tier lines, substations and transmission lines, security fencing and all above ground structures and utilities on the property.
  - f. Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the Large Solar Energy System and within 100 feet of all exterior property lines of the Large Solar Energy System.
  - g. Proposed setback from the solar array(s) to all existing and proposed structures within the Large Solar Energy System.
  - h. Land elevations for the solar array (s) location and extending 100 feet beyond the parcel boundary of the Large Solar Energy System, and the relationship to the land elevations of all existing and proposed structures within the Large Solar Energy System at a minimum of 5' contours.

- i. Private driveways proposed to be located within and to the Large Solar Energy System from public roads, together with a detailed narrative regarding dimensions, composition, and maintenance of each proposed driveway. All driveway intersections with public roads shall be subject to Manistee County Road Commission or Michigan Department of Transportation approval, which approval shall be noted on the site plan, and shall be planned so as to minimize the use of lands for that purpose.
- j. Security measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance or repair of the Large Solar Energy System.
- k. A written description of the maintenance program to be used for the solar array and other components of the Large Solar Energy System. The description shall include maintenance schedules, types of maintenance to be performed and equipment to be used.
- l. Planned lighting protection measures.
- m. A solar glare hazard analysis plot using the Solar Glare Hazard Analysis Tool, developed by Sandia National Laboratories, (or similar tool or program approved by the Planning Commission) demonstrating compliance with the standards required by Section 1650 of this Ordinance.
- n. A decommissioning plan meeting the requirements of Section 1650 of this ordinance and including the procedures and schedule to be used and an estimate of the total cost of decommissioning the entire Large Solar Energy System and all of its components, as of the end of its expected useful life, prepared by a licensed engineer.
- o. A surface water runoff and detention plan for the entire site to be occupied by the Large Solar Energy System, showing the plan to capture and dispose of surface water falling or coming on to the site, as approved by the Manistee County Drain Commissioner and the Manistee County Soil Erosion and Sedimentation Office.
- p. A weed control plan.
- q. The name and address and other contact information for the manufacturer and installer of the Larger Solar Energy System and the proposed operator of the site, if not the applicant; the type and model of all major equipment components to be used, including but not limited to the photovoltaic panels, thermal energy or hot water systems, mounting and tracking systems, inverters and transformers.
- r. A copy of the application to the utility company that will be interconnecting the Large Solar Energy System at the proposed site.
- s. If the Large Solar Energy System will utilize batteries or the storage of batteries, adequate design must be provided to show compliance with all applicable state and federal requirements regulating the outdoor storage of batteries.
- t. Modeling of all surrounding properties and existing dwellings within 1000 feet of the exterior boundary of the Large Solar Energy System demonstrating compliance with the sound level requirements contained in Section 1650 of the ordinance.

5. Any other information deemed necessary to determine if the proposed site plan conforms to the requirements of this Ordinance.

#### **9404. Action on Site Plans.**

1. Submission of Site Plan for Commission Review: The applicant shall provide twelve (12) copies of the proposed site plan to the Zoning Administrator. The Zoning Administrator shall review the submittal to determine that all the required information has been provided. Upon finding that the site plan is complete, the Zoning Administrator shall place the site plan on the Commission's agenda.
2. Submission of an Administrative Site Plan: The applicant for administrative review shall provide three (3) copies of the proposed site plan to the Zoning Administrator. The Zoning Administrator shall review the submittal to determine that all the required information has been provided. Upon finding that the site plan is complete, the Zoning Administrator shall proceed with an administrative review.
3. Action: The Commission or Zoning Administrator, as applicable, shall disapprove, approve, or approve with conditions the site plan. The body or person authorized to take action on a site plan may impose conditions in addition to the specific requirements of this Ordinance. Any conditions required by the Commission, together with the reasons for those conditions, shall be provided in writing to the applicant by the Commission at the time the action is taken.
4. Approval of Site Plans: A site plan shall be approved if it contains the information required by and is in compliance with the Ordinance, the conditions imposed pursuant to the Ordinance, and other Township planning documents.
5. Approved Site Plans: Three (3) copies of the approved site plan, including any written conditions, shall be maintained by the Zoning Administrator for future review and enforcement activities. One copy shall be returned to the applicant; one copy shall be filed with the planning consultant. If any variance was granted by the Board of Appeals, written evidence of the variance(s) shall be filed, if any, with the site plan and a copy provided to the applicant at the time of action.
6. Site Plan Approval for Special Land Uses: The approval of site plans reviewed in conjunction with a Special Land Use application shall occur subsequent to the approval of the Special Land Use.
7. Appeals: No decision or condition related to a site plan approval shall be taken to the Board of Appeals.

#### **9405. Standards for Granting Site Plan Approval.**

Each site plan shall conform to the applicable provisions of this Ordinance and the standards listed below:

1. Arrangement of Structures: Site plans shall demonstrate that buildings, parking areas, signs, walls, fences, and the like are designed to minimize adverse effects on development users and the occupants of adjacent properties. Minor site plan amendments as defined in Section 9406. of this Ordinance, may be made by the person or body who approved the original site plan.

2. **Natural Features:** Site plans shall demonstrate that as many natural features as possible have been retained, particularly where such features provide a buffer between adjoining properties or assist in preserving the general appearance of the neighborhood or help control soil erosion or stormwater.
3. **Vehicular and Pedestrian Traffic:** Site plans shall fully conform to the driveway and traffic standards of the Michigan Department of Transportation and the Manistee County Road Commission. Further, the site plan shall demonstrate that there is a proper relationship between existing and proposed roadways, parking areas, and that the safety and convenience of pedestrian and vehicular traffic has been assured.
4. **Public Safety:** Site plans shall fully conform with the applicable fire safety and emergency vehicle access requirements of both the Township and the County.
5. **Drainage:** Site plans shall fully conform to the Manistee County Drain Commission standards and evidence of such shall be provided.
6. **Erosion:** Site plans shall fully conform to the Soil Erosion and Sedimentation Control Act, \_\_\_\_\_ PA \_\_\_\_\_, being MCL 324.\_\_\_\_\_ or any Manistee County ordinance implementing the Soil Erosion and Sedimentation Control Act, Ordinance and evidence of such shall be provided.
7. **Hazardous Waste Management:** Site plans shall demonstrate that reasonable precautions will be taken to prevent hazardous materials from entering the environment.
8. **Public Health:** Site plans shall fully conform to the requirements of the Michigan Department of Public Health and the District #10 Health Department.
9. **Statutory Compliance:** Site plans shall fully conform with all applicable State and Federal statutes.

**9406. Site Plan Amendments.**

1. **Approval Required:** Site plan amendments shall be reviewed and approved in the same manner as the original submittal and require the mutual consent of the property owner and the approving body or person. Minor site plan amendments, as defined in Section 9607.2. of this Ordinance, may be made by the person or body who approved the original site plan.
2. **Minor Site Plan Amendments:** Minor site plan amendments shall be limited to the following site plan changes:
  - a. Moving walls within the confines of the approved building footprint.
  - b. Moving the ingress and egress drive a distance up to one hundred (100') feet, if required by the Manistee County Road Commission or Michigan Department of Transportation.
  - c. Substituting a landscape material provided a nurseryman or landscape architect certifies that the substituted species is of a similar nature and quality.
  - d. Changing the location and/or design of exterior light fixtures provided that there will be no change in the intensity of site lighting and the location conforms to the requirements of this Ordinance.

- e. Changing the dimensions or location of approved signage provided that the sign conforms to the requirements of this Ordinance.
  - f. Altering the location of an accessory structure that is less than one hundred (100) square feet in area provided that the location does not encroach on any approved parking, loading, or landscape areas and otherwise conforms to the requirements of this Ordinance.
  - g. Changing the height and/or material of fencing provided that the height conforms to the requirements of the Ordinance and that any substituted material is similar in character and quality.
3. Approval Required: A site plan amendment shall be approved if it is found that the change will not adversely affect the initial reasons for granting approval.

**9407. Review of Condominium Projects.**

- 1. Commission Review: Prior to the recording of a master deed and exhibits for a new condominium subdivision, the developer shall submit the master deed and exhibits for review and approval by the Commission according to the requirements of this Article. Prior to the recording of a master deed and exhibits for the conversion or expansion of an existing condominium subdivision, the developer shall submit the master deed and exhibits for review and approval by the Commission according to the requirements of this Article. Further, these documents may be submitted for review and approval by the Township Attorney and Township Consultants to verify compliance with local Ordinances and state law.
- 2. Conformance to Ordinance Requirements: All principal buildings and/or accessory structures within a condominium subdivision shall comply, to the extent applicable, with the regulations of this Zoning Ordinance and the Michigan Condominium Act, \_\_\_\_ PA \_\_\_\_\_, being MCL \_\_\_\_\_, *et seq.*
- 3. Conformance to Road Commission Requirements: All streets, public or private, within a condominium subdivision shall be designed and constructed in accordance with the current standards and specifications of the Manistee County Road Commission. Private roads may be constructed with less width to paved area, but to the same design standards.
- 4. Dedication of Public Utility Easements: The condominium subdivision shall provide for the dedication of easements to the appropriate public agencies for the purposes of construction, operation, maintenance, inspection, repair, alteration, replacement and/or removal of pipelines, conduits, mains and other installations of a similar character for the purpose of providing public utility services, including conveyance of sewage, potable water and stormwater runoff across, through and under the property subject to said easement, and excavation and refilling of ditches and trenches necessary for the location of such installations. Easements dedication documentation may be reviewed by the Township Attorney and Township Consultants.
- 5. Monumentation Required: All condominium subdivisions which consist in whole or in part of condominium units which are building envelopes shall be marked with monuments as required in Section 1238. of this Ordinance.

**9408. Drawings of Record.**

Upon completion of required improvements, the developer shall submit drawings of record, certified by a surveyor or engineer, to the Zoning Administrator. All submitted drawings of record shall be on a Mylar

sheet of at least thirteen (13”) inches by sixteen (16”) inches. In the case of a condominium subdivision, the developer shall provide two (2) copies of the recorded master deed and any exhibits.

#### **9409. Performance Guarantees.**

To ensure compliance with the Ordinance requirements and any conditions imposed thereunder, the Commission or Zoning Administrator may require the deposit of a performance guarantee.

1. **Form:** A performance guarantee shall be in the form of a cash deposit or certified check the amount of the estimated cost of the approved site improvements. The Township shall have the right to determine the form of the performance guarantee.
2. **Deposit:** The performance guarantee shall be deposited with the Township prior to the issuance of a land use permit or special use permit. Upon receipt of the performance guarantee, the Township shall deposit the performance guarantee, if in the form of a cash deposit or certified check, in an interest-bearing account.
3. **Return:** Upon satisfactory completion of the improvements for which the performance guarantee was required, as determined by the Zoning Administrator, the Township shall, within thirty (30) days, return to the applicant the performance guarantee deposited and any accrued interest.
4. **Completion of Improvements:** In the event the applicant fails to make the improvements for which the performance guarantee was required within the time period established by the Township, the Township shall have the right to use the performance guarantee and any accrued interest to complete the improvements. If the performance guarantee is not sufficient to allow the Township to complete the improvements for which it was posted, the applicant shall be required to pay the Township the amount by which the cost of completing the improvements exceeds the amount of the performance guarantee deposited. Should the Township use all or a portion of the performance guarantee to complete the required improvements, any amounts remaining after the improvements are made shall be applied first to cover the Township’s administrative costs related to the completion of the improvements, with the balance being refunded to the applicant.
5. **Performance Guarantee Agreement:** At the time the performance guarantee is deposited with the Township and prior to the issuance of a land use permit or special use permit, the applicant and Township shall enter into an agreement incorporating the provisions of this Section.

#### **9410. Validity and Revocation of Site Plan Approval.**

1. **Validity of Approval:** An approved site plan shall be valid for a period of twelve (12) months from the date of issuance of the land use permit. If construction has not commenced and proceeded meaningfully toward completion by the end of this period, the Zoning Administrator shall notify the applicant in writing of the expiration of the permit; provided, however, that the Commission may waive or extend the period of time in which the permit is to expire if it is satisfied that the owner or developer is maintaining a good faith intention to proceed with construction.
2. **Revocation:** The Commission shall have the authority to revoke site plan approval following a hearing if construction of the approved improvements does not proceed in conformance with the approved site plan. Upon discovery of a violation, the Zoning Administrator may issue a

stop work order and a notice to appear for a hearing before the Commission. Notice of the hearing date shall be provided to the applicant no less than ten (10) days prior to the date of the meeting.

**9411. Fees.**

Application fees shall be established by resolution of the Township Board. Before issuance of a land use permit or special use permit, any costs incurred by the Township shall be paid for by the applicant.

**ARTICLE 96  
ZONING BOARD OF APPEALS**

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**9601. Statement of Purpose.**

The purpose of this Article is to ensure that the objectives of this Ordinance are fully and equitably achieved, that a means be provided for competent interpretation of this Ordinance, that flexibility be provided for in the strict application of this Ordinance, that the spirit of the Ordinance be observed, public safety secured, and substantial justice done.

**9602. Composition.**

The Zoning Board of Appeals shall consist of three (3) members and two (2) alternates who shall be appointed in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

**9603. Organization.**

1. Rules of Procedure: The Zoning Board of Appeals shall adopt rules of procedure for the conduct of its meetings and the implementation of its duties. The Zoning Board of Appeals shall annually elect a chairperson, a vice chairperson, and a secretary.
2. Meetings and Quorum: Meetings of the Zoning Board of Appeals shall be held at the call of the chairperson and at such other times as the Zoning Board of Appeals' Rules of Procedure may specify. A majority of the total membership of the Board shall comprise a quorum. The Township Board of Appeals shall not conduct official business unless a majority of the regular members of the Board is present. All meetings shall be open to the public and conducted pursuant to the requirements of the Open Meetings Act, PA 267 of 1976.
3. Oaths and Witnesses: The chairperson may administer oaths and compel the attendance of any witness in order to ensure a fair and proper hearing.
4. Records: The minutes of all meetings shall contain the grounds for every determination made by the Zoning Board of Appeals including all evidence and data considered, all findings of fact and conclusions drawn by the Zoning Board of Appeals for every case, along with the vote of each member and the final ruling on each case. The Zoning Board of Appeals shall file its minutes in the office of the Township.
5. Legal Counsel: An attorney for the Township may act as legal counsel for the Zoning Board of Appeal.

**9604. Jurisdiction.**

The Zoning Board of Appeals shall act upon questions as they arise in the administration of this Ordinance. The Zoning Board of Appeals shall perform its duties and exercise its powers as provided in the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended. The Zoning Board of Appeals shall not have the power to alter or change the zoning district classification of any property, nor make any change in the terms or intent of this Ordinance, but does have the power to act on those matters for which this Ordinance provides an administrative review, interpretation, variance, or temporary land use permit. Within this capacity, the Zoning Board of Appeals may reverse or affirm, wholly or partly, or may modify the order,

requirement, decision, or determination of the Zoning Administrator, Planning Commission, or any official administering or enforcing the provisions of this Ordinance. This jurisdiction shall not include the hearing of appeals related to Special Land Uses or planned unit development (PUD) decisions.

### **9605. Authorized Appeals.**

The Zoning Board of Appeals shall hear the following specified categories of appeals in accordance with the following standards:

1. Administrative Review: The Zoning Board of Appeals shall hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, decision or refusal made by the Zoning Administrator or by any other official or by the Commission in administering or enforcing the provisions of this Ordinance. This authority shall not include review of Special Land Use or PUD decisions of the Commission.
2. Interpretation of the Ordinance: The Zoning Board of Appeals shall hear and decide upon requests to:
  - a. Interpret the provisions of this Ordinance when it is alleged that certain provisions are not clear or that they could have more than one meaning. In deciding upon such request, the Zoning Board of Appeals shall ensure that its interpretation is consistent with the intent and purpose of the Ordinance, the Article in which the language in question is contained, and all other relevant provisions in the Ordinance.
  - b. Determine the precise location of the boundary lines between zoning districts when there is dissatisfaction with a decision made by the Zoning Administrator. (See Section 1802.. of this Ordinance.)
  - c. Classify a use which is not specifically mentioned as a part of the use regulations of any zoning district so that it conforms to a sufficiently similar permitted or prohibited use, in accordance with the purpose and intent of each district. Where there is no sufficiently similar permitted or prohibited use, the Zoning Board of Appeals shall so declare, the effect being that the use is not permitted in the Township until or unless the text of the Ordinance is amended to permit it.
3. The permission and duration associated with temporary uses in the Township as defined in the definitions chapter of this ordinance.
4. Variance: The Zoning Board of Appeals shall have the power to authorize specific variances from site development requirements such as lot area and width regulations, building height and bulk regulations, yard width and depth regulations, off-street parking and loading space requirements, and sign requirements of this Ordinance, provided that all the required findings listed below are met and the record of proceedings of the Zoning Board of Appeals contains evidence supporting each conclusion:
  - a. The strict enforcement of the provisions of this Ordinance would cause an unnecessary hardship and deprive the owner of rights enjoyed by all other property owners owning property within the same zoning district.

- b. There are conditions and circumstances unique to the property which are not similarly applicable to other properties in the same zoning district.
  - c. The conditions and circumstances unique to the property were not created by the owner, or his predecessor.
  - d. The requested variance will not grant special privileges that are denied other properties similarly situated and in the same zoning district.
  - e. The requested variance will not be contrary to the spirit and intent of this Ordinance.
5. A variance under this Ordinance shall not be granted which permits a use not otherwise permitted within the zoning district, upon the property for which a variance is being requested.
6. Conditions: The Zoning Board of Appeals may impose conditions upon an affirmative decision. These may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall do all the following:
- a. Be designed to protect natural resources, the health, safety, and welfare, as well as social and economic well being of those who will use the land use or activity under consideration, residents, and landowners immediately adjacent to the proposed land use, or activity, and the community as a whole.
  - b. Be related to valid exercise of the police power and purposes which are affected by the proposed use or activity.
  - c. Be necessary to meet the intent and purpose of the zoning regulations; be related to the standards established in the Ordinance for the land use or activity under consideration and be necessary to ensure compliance with those standards.
  - d. The conditions imposed shall be recorded in the record of the approval action and shall remain unchanged except upon the mutual consent of the Zoning Board of Appeals and the landowner. The Zoning Board of Appeals shall maintain a record of changes granted in conditions.
7. Rehearing: No rehearing on an application denied by the Zoning Board of Appeals shall be granted except upon the grounds of newly discovered evidence or a falsehood previously relied upon which is found upon inspection by the Zoning Board of Appeals to be valid. A rehearing shall be processed in the same manner as the original application, including payment of the required fee. A request for rehearing shall be made within eight (8) days of the decision of the Zoning Board of Appeals. No land use permit shall be granted which relies upon a variance before eight (8) days following the decision of the Zoning Board of Appeals have expired.
8. Reapplication: After eight (8) days following a decision by the Zoning Board of Appeals, no application for a variance, Ordinance interpretation, or appeal which has been denied, wholly or in part, by the Zoning Board of Appeals shall be resubmitted for a period of one (1) year from

the date of the last denial, except on proof of changed conditions found upon inspection by the Zoning Administrator to be valid.

#### **9606. Interpretation.**

In the interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements adopted for the promotion of the public health, morals, safety, comfort, convenience, or general welfare.

#### **9607. Procedures.**

1. Notice of Appeal: Appeal requests for Ordinance interpretation and requests for variances may be made to the Zoning Board of Appeals by any person aggrieved, or by an officer or department of the Township, by filing a written Notice of Appeal with the Zoning Administrator on forms established for that purpose and accompanied with such information as is necessary to decide such request. At a minimum, eight (8) copies of a plot plan showing the information required by Section 9403.a. through 9403.d. of this Ordinance, shall be submitted. Upon receipt of a Notice of Appeal, the Zoning Administrator shall promptly transmit the records concerning the appealed action, as well as any related information to the chairperson of the Zoning Board of Appeals. Any appeal from the order, requirement, decision or determination of the Zoning Administrator concerning the enforcement or interpretation of the provisions of this Ordinance shall be filed within thirty (30) days after the date of the Zoning Administrator's decision.
2. Hearing: Upon receipt of a Notice of Appeal, or of an application for Ordinance interpretation, or variance request, the chairperson of the Zoning Board of Appeals shall schedule a reasonable time and date for a public hearing.
3. Notice of Hearing: When the chairperson of the Zoning Board of Appeals schedules a public hearing, notice of the hearing shall be given to the applicant and to all owners of an interest in lots, as recorded on the Township tax roll, and within three hundred (300) feet of the lot upon which a variance is requested, of the time and place of the Zoning Board of Appeals meeting at which the application will be considered; provided, however, such notice shall be given in accordance with the Michigan zoning Enabling Act, PA 110 of 2006, as amended. .
4. Appearance: Upon the hearing, any party may appear in person or by agent or attorney. The Zoning Board of Appeals may recess such hearing from time to time, and, if the time and place of the continued hearing are announced at the time of adjournment, no further notice shall be required.
5. Stay: An appeal shall postpone all proceedings in furtherance of the action appealed from unless the Zoning Administrator certifies to the Zoning Board of Appeals after notice of appeal has been filed that by reason of facts stated in the certificate a postponement would, in the Zoning Administrator's opinion, cause imminent peril to life or property, in which case the proceedings shall not be postponed except by a restraining order, which may be granted by the Zoning Board of Appeals, or, on application, by a court of competent jurisdiction.
6. Fee: A fee as established by the Township Board, shall be paid to the Township at the time the petitioner files an application with the Zoning Board of Appeals. The purpose of such fee is to cover, in part, the necessary advertisements, investigations, hearing records and other expenses

incurred by the Board in connection with the appeal. No fee shall be charged if the Zoning Administrator, Planning Commission, or Township Board is the initiating party.

7. Decision: The Zoning Board of Appeals shall render its decision within sixty (60) days of filing of a Notice of Appeal, or application for Ordinance interpretation or variance, unless in the opinion of Zoning Board of Appeals, an extension of time is necessary to review information pertinent to making the decision. The concurring vote of a majority of the total membership of the Zoning Board of Appeals shall be necessary to reverse an order, requirement, decision, or determination of the administrative official or body, or to decide in favor of the applicant on any matter upon which they are required to pass under or to affect any variation in this Ordinance. Any decision of the Zoning Board of Appeals shall not become final until the expiration of eight (8) days from the date of entry of such order, unless the Board shall find the immediate effect of such order is necessary for the preservation of property or personal rights and shall so certify on the record.
8. Performance Guarantee: In authorizing any variance, or in granting any temporary dwelling permits, the Zoning Board of Appeals may require that a cash deposit or certified check acceptable to the Township covering the estimated cost of conditions or improvements associated with a project for which zoning approval is sought, be deposited with the Township Treasurer to insure faithful conformance with the conditions or completion of the improvements.

#### **9608. Review by Circuit Court.**

The decision of the Zoning Board of Appeals shall be final. A review of a Zoning Board of Appeals decision is by way of Circuit Court.

**ARTICLE 98  
AMENDMENT, PENALTIES, VALIDITY**

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**9801. Amendment.**

Amendments may be made to this ordinance, from time to time, in accordance with Public Act 110 of 2006, the Michigan Zoning Enabling Act.

**9802. Penalties**

1. Nuisance *Per Se.* Any building or structure which is erected, reconstructed, altered, converted, maintained, or used or any use of land or premises which is begun, maintained or changed in violation of any provisions of this Ordinance is hereby declared to be a nuisance *per se.*
2. Authorized Local Official. The Township Zoning Administrator is hereby designated as the authorized local official to issue municipal civil infraction citations.
3. Violations; Civil Infractions. Any person, including, but not limited to, an individual, partnership, corporation, limited liability company, or other incorporated or unincorporated, voluntary association, who violates any provision of this Ordinance shall be guilty of a civil infraction. Violation of this Ordinance and its penalties shall be judicially enforced through the 85<sup>th</sup> Judicial District Court. Enforcement for violations of this Ordinance shall be as follows:
  - a. Unless immediate action is necessary upon the determination by the Township Zoning Administrator that there is a danger to the public health, safety, or welfare, the person violating this Ordinance shall be served personally or through first class mail with a notice of violation requiring that the violation be corrected within thirty (30) days of the notice;
  - b. Upon failure to correct the violation or in cases when immediate action is necessary, a person violating this Ordinance shall be issued a citation requiring their appearance in the 85<sup>th</sup> Judicial District Court. A person who violates this Ordinance shall be guilty of a civil infraction and shall be fined not less than \$150.00 nor more than \$500.00 plus costs.
  - c. A person who violates this Ordinance shall be guilty of a civil infraction and when having been previously found responsible or admitted responsibility for a violation of this Ordinance in a civil infraction proceeding within one (1) year immediately preceding the issuance of the second citation, shall be fined not less than \$300.00 nor more than \$500.00 plus costs.
  - d. A person who violates this Ordinance shall be guilty of a civil infraction and when having been found responsible or admitted responsibility for violation of this Ordinance in a civil infraction proceeding on at least two prior occasions within two (2) years immediately preceding the issuance of the third or later citation, shall be fined \$500.00 plus costs.
4. Violations; Civil Action. The Township Board, the Township Zoning Administrator, the Board of Appeals, the Attorney for the Township, or any owner or owners of real estate within the Land Use District in which such building, structure or land is situated, may institute a nuisance, injunction, mandamus, abatement or any other appropriate action or actions, proceeding or proceedings, to prevent, enjoin, abate, or remove any building or

structure or use, which has been erected, constructed, reconstructed, altered, converted, maintained or used in violation of this Ordinance.

5. Cumulative Remedies. The rights and remedies provided herein are cumulative and in addition to all other remedies provided by law. The issuance of a municipal civil infraction citation and a finding or admission of responsibility for violation of this Ordinance in a civil infraction proceedings shall not bar a civil action seeking equitable relief beyond the jurisdiction of the 85<sup>th</sup> Judicial District Court under Section 9802. of this Ordinance, hereof, arising from the same violation.

#### **9806. Repeal of Ordinance.**

This Ordinance replaces all previous Manistee Township Zoning Ordinances.

#### **9806. Repeal of Ordinance**

The Manistee Township Zoning Ordinance of October 1986, including any amendments thereto is hereby repealed in its entirety. All other resolutions or ordinances, or parts thereof, in conflict with the provisions of this Ordinance, are to the extent of such conflict, hereby repealed.

Whenever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations that are imposed or required by the provisions of any other law or ordinance, the provisions of this Ordinance shall govern.

#### **9808. Validity and Severability Clause.**

If any court of competent jurisdiction shall declare any part of this Ordinance to be invalid, such ruling shall not affect any other provisions of this Ordinance not specifically included in ruling. If any court of competent jurisdiction shall declare invalid the application of any provision of this Ordinance to a particular land, parcel, lot, district, use, building or structure, such ruling shall not affect the application of the provision to any other land, parcel, lot, district, use, building, or structure not specifically included in the ruling.

## APPENDIX: "A"

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Illustrations: The illustrations set forth in Appendix A to graphically show the specifications of each greenbelt. Any person wishing to develop upon a parcel of land shall be required to provide a greenbelt conforming to those set forth in Appendix A between such parcel and any adjacent parcel as specified in Section 1030.3. of this Ordinance.