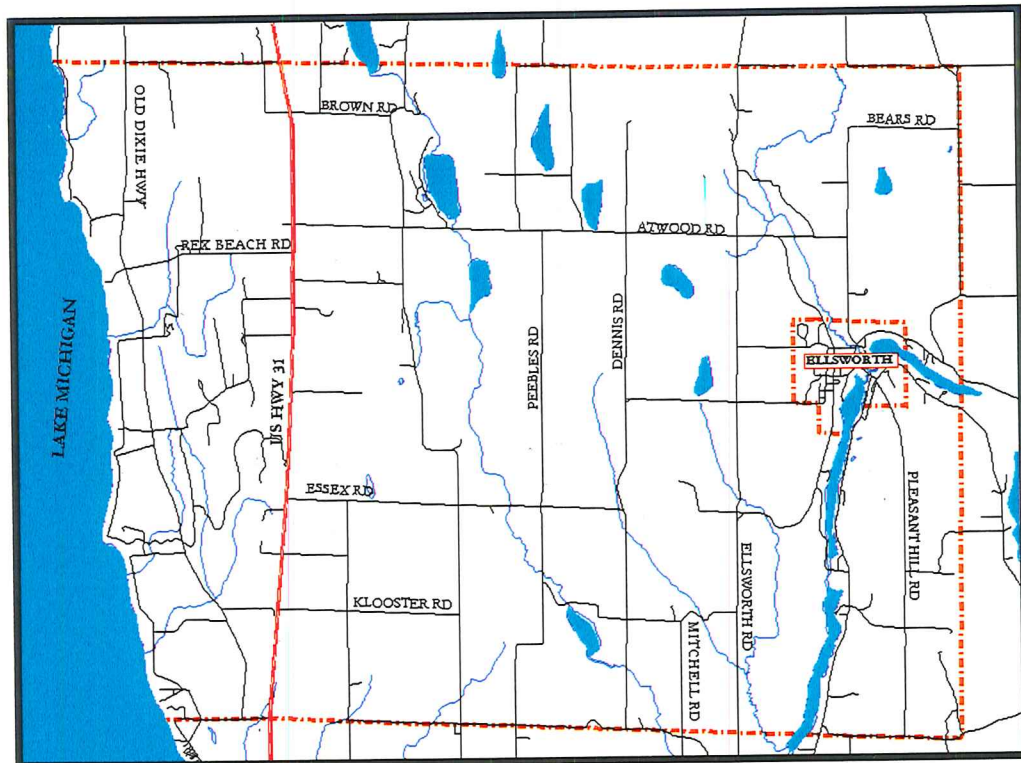


# *BANKS TOWNSHIP*

## *Zoning Ordinance Update*



Adopted: May 15, 2000

Effective: June 1, 2000

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## PREAMBLE

An Ordinance to provide for the establishment of Zoning Districts to encourage and regulate the use of land and proper location of buildings and structures for residence, trade, industry, or other purposes; to regulate dimensions of yards, and other spaces; to provide for the administration, enforcement, penalties for violation, and amendment of this ordinance.

**The Township of Banks ordains:**

### ARTICLE I: SHORT TITLE AND PURPOSE

#### Section 1.01 - Title

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

#### Section 1.02 - Purpose

The purposes of this ordinance are as follows:

1. To meet the needs of the citizens for food, fiber, energy, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land;
2. To insure that use of land shall be situated in appropriate locations and relationships;
3. To limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities;
4. To facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility requirements;
5. To promote public health, safety, and welfare.

The purpose and intent of the Sections of this Ordinance pertaining to the regulation of sexually oriented businesses is to regulate the location and operation of, but not to exclude, sexually oriented businesses within the Township, and to minimize their negative secondary effects. It is recognized that sexually oriented businesses, because of their very nature, have serious objectionable operational characteristics which cause negative secondary effects upon nearby residential, educational, religious and other similar public and private uses. The regulation of sexually oriented businesses is necessary to ensure that their negative secondary effects will not contribute to the blighting and downgrading of surrounding areas and will not negatively impact the health, safety and general welfare of Township residents. The provisions of this Ordinance are not intended to offend the guarantees of the First Amendment to the United States Constitution or to deny adults access to sexually oriented businesses and their products, or to deny sexually oriented businesses access to their intended market. Neither is it the intent of this Ordinance to legitimize activities which are prohibited by Township ordinance, state or federal law. If any portion of this Ordinance relating to the regulation of sexually oriented businesses or referenced in those sections is found to be invalid or unconstitutional by a court of competent jurisdiction, the Township intends said portion to be disregarded, reduced and/or revised so as to be recognized to the fullest extent possible by law. The Township further states that it would have passed and adopted what remains of any portion of this Ordinance relating to regulation of sexually oriented businesses following the removal, reduction or revision of any portion so found to be invalid or unconstitutional.

### **Section 1.03 - Authority**

This Ordinance is ordained and enacted into law pursuant to the provisions and in accordance with the State of Michigan, Township Zoning Act, Act 184 of the Public Acts of 1943, as amended.

### **Section 1.04 - Validity**

This Ordinance and various parts, sections, subsections, sentences, phrases and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section, subsection, phrase or clause is adjudged unconstitutional or invalid, it is hereby provided that the remainder of this Ordinance shall not be affected thereby. The Township Board hereby declared that it would have passed this Ordinance and each part, section, subsection, phrase, sentence and clause thereof irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

### **Section 1.05 - Limitation of Zoning Ordinance**

The provisions of this Zoning Ordinance shall not apply to the erection, repair, or use of customary accessory farm buildings or structures, such as barns, sheds, pens, fences, and the like: PROVIDED no farm accessory buildings or structures other than open fences through which there shall be clear vision shall be erected, moved or maintained less than one hundred (100) feet from any abutting highway right-of-way line.

### **Section 1.06 – Repeal of Previous Zoning Ordinance**

This ordinance repeals and replaces any previous Banks Township Zoning Ordinance in its entirety.

## ARTICLE II: INTERPRETATION OF WORDING

In order to clarify the intent of the provisions of this Ordinance, the following rules shall apply, except when clearly indicated otherwise.

1. The particular shall control the general.
2. The word "shall" is always mandatory and never discretionary. The word "may" is permissive.
3. Words used in the present tense shall include the future; words in the singular number shall also denote the plural and the plural shall also denote the singular.
4. A "building" or "structure" includes any part thereof.
5. The phrase "used for" includes "arranged for", "designed for", "intended for", "maintained for" and "occupied for".
6. Unless the context clearly indicates otherwise, where a regulation involves two (2) or more items, conditions, provisions, or events, the terms "and", "or", "either...or", such conjunction shall be interpreted as follows:
  - a. "And" denotes that all the connected items, conditions, provisions, or events apply in combination.
  - b. "Or" indicates that the connected items, conditions, or provisions, or events may apply singly or in any combination.
7. "Township" shall refer specifically to Banks Township.
8. The term "person" or "entity" shall mean an individual, partnership, corporation or other associations or their agents.
9. Terms not defined shall be assumed to have the meaning customarily assigned them.
10. Any necessary interpretation of this Ordinance shall be defined by the Banks Township Zoning Board of Appeals.

- photographic reproductions or visual media that are characterized by the depiction or description of Specified Sexual Activities or Specified Anatomical Areas and has a sign visible from the public right of way that advertises the availability of any of the above;
2. offers a sleeping room for rent for a period of time that is less than twelve (12) hours; or
  3. allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than twelve (12) hours.

**Adult Motion Picture Theater:** A commercial establishment which for any form of consideration, regularly and primarily shows films, motion pictures, video cassettes, slides, or other photographic reproductions or visual media that are characterized by depiction or description of Specified Sexual Activities or Specified Anatomical Areas.

**Adult Theater:** A theater, concert hall, auditorium, or similar commercial establishment that regularly features a person or persons who appear in a state of nudity or live performances that are characterized by exposure of Specified Anatomical Areas or by Specified Sexual Activities.

**Agriculture:** The use of land or tilling of the soil, raising of trees or field crops or animal husbandry, as a source of significant income.

**Alterations:** Any change, addition or modification in construction or type of use or occupancy; any change in the supporting structural members of a building, such as walls, partitions, columns, beams, girders, or any change which may be referred to herein as "altered" or "reconstructed".

**Appearance Ticket:** see Municipal Civil Infraction Citation.

**Architectural Features:** Architectural features of a building shall include cornices, eaves, gutters, courses, sills, lintels, bay windows, chimneys and decorative ornaments.

**Automobile Repair:** Any major activity involving the general repair, rebuilding, or reconditioning of motor vehicles or engines; collision repair, such as body, frame, or fender straightening and repair; overall painting and vehicle rust-proofing; refinishing or steam cleaning.

**Automobile Sales Area:** Any space used for display, sale or rental of motor vehicles, in new or used and operable condition.

**Automobile Wash Establishment:** A building, or portions thereof, the primary purpose of which is that of washing motor vehicles.

**Average:** For the purpose of this Ordinance, the term, "average" will be an arithmetic mean.

**Basement:** That portion of a building which is partly or wholly below grade but 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.

**Bed and Breakfast Facility:** See definition for Tourist home.

**Bedroom:** A dwelling room used or intended to be used by human beings for sleeping purposes.

**Billboard:** An outdoor sign advertising services or products, activities, persons, or events which are not made, produced, assembled, stored, distributed, leased, sold, or conducted upon the premises upon which the sign is located. Tourist oriented directional signs, as provided by the Michigan Department of Transportation, are excluded from this definition.

**Board of Appeals:** As used in this Ordinance, this term means the Banks Township Zoning Board of Appeals.

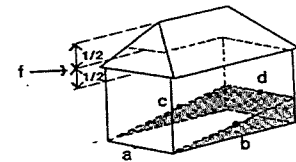
**Boarding, Lodging, or Rooming House:** A building other than a hotel where, for compensation and by prearrangement for definite periods, lodging, meals, or both are offered to three (3) or more, but less than twenty-one (21) persons at a time.

**Boat and/or Canoe Livery and Boat Yard:** A place where boats and/or canoes are stored, rented, sold, repaired, decked and serviced.

**Buffer Strip:** A strip of land not less than ten (10) feet in width for the planting of shrubs and/or trees to serve as an obscuring screen to carry out the requirements of this Ordinance.

**Buildable Area:** That portion of a lot remaining after the minimum setback and open space requirements of this Ordinance have been complied with.

**Building Height:** The vertical distance measured from the established grade to the highest point of the roof surface if a flat roof; to the deck of a mansard roofs; and to the mean height level between eaves and ridge of gable, hip and gambrel roofs. When the terrain is sloping, the height shall be computed using the average grade measured at the building wall on all four sides (see illustration).



$$\text{Average grade} = \frac{(a + b + c + d)}{4} = e$$

$$\text{Height} = (f) - (e) = (\text{elevation at average height between eaves and peak}) - (\text{average grade})$$

**Buildable Width:** The width of a lot left for building after required side yards are provided.

**Building:** Any structure having a roof supported by columns, or walls for the shelter or enclosure of persons, animals, or property of any kind.

**Bulk Station:** A place where crude petroleum, gasoline, naphtha, benzene, kerosene, benzene, or any other liquid except such as will stand a test of 150 degrees Fahrenheit, closed-up-testers, are stored for wholesale purpose where the aggregate capacity of all storage tanks is more than six thousand (6,000) gallons.

**Campgrounds:** Any parcel or tract of land, under the control of any person wherein sites are offered for the use of the public or members of an organization, either free of charge or for a fee for the establishment of temporary living quarters for five (5) or more recreational units.

**Church:** See Place of Worship.

**Clinic:** A building or group of buildings where human patients are admitted for examination and treatment by more than one professional, such as a physician, dentist, or the like, except that human patients are not lodged therein overnight.

**Club:** Buildings and facilities owned or operated by corporation, association, person or persons, for social, educational, or recreational purposes.

**Condominium Unit:** That portion of a condominium subdivision designed and intended for occupancy and use by the unit owner consistent with the provisions of the master deed.

**Dock:** A temporary or permanent structure, built on or over the water, supported by pillars, pilings, or other supporting devices.

**Drive-Thru Business:** Any restaurant, bank or business with an auto service window.

**Dwelling Unit:** A building or portion of a building, either site-built or pre-manufactured which has sleeping, living, cooking and sanitary facilities and can accommodate one family, either permanently or transiently. In the case of buildings which are occupied in part, the portion occupied shall be considered a dwelling unit, provided it is in conformance with the criteria for dwellings. In no case shall a travel trailer, truck, bus, motor home, tent or other such portable structures be considered a dwelling unit.

**Dwelling, Single-Family:** A detached building containing not more than one dwelling unit designed for residential use and conforming in all other respects to the standards set forth in Dwelling Unit.

**Dwelling, Two-Family:** A building containing not more than two separate dwelling units designed for residential use and conforming in all other respects to the standards set forth in Dwelling Unit.

**Dwelling, Manufactured:** A building or portion of a building designed for long-term residential use and characterized by all of the following:

1. The structure is produced in a factory in accordance with the National Manufactured Housing Construction and Safety Standards Act, as amended, and
2. The structure is designed to be transported to the site in nearly complete form, where it is placed on a foundation and connected to utilities; and
3. The structure is designed to be used as either an independent building or as a module to be combined with other elements to form a complete building on the site.

**Dwelling, Mobile:** A factory-built, single-family structure that is transportable in one or more sections, is built on a permanent chassis, and is used as a place of human habitation; but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, which does not have wheels or axles permanently attached to its body or frame, and which is constructed according to the National Mobile Home Construction and Safety Standards Act of 1974, as amended.

**Dwelling, Multiple-Family:** A building containing three or more dwelling units designed for residential use and conforming in all other respects to the standards set forth in Dwelling Unit.

**Efficiency Unit:** A dwelling unit consisting of one room, exclusive of bathroom, hallway, closets, and the like providing not less than three hundred and fifty (350) square feet of usable floor area.

**Erected:** Includes built, constructed, reconstructed, extension, enlargement, moved upon, or any physical operation on the premises intended or required for a building or structure. Excavation, fill, drainage, and general land improvements which are not required for a building or structure, shall not be considered to fall within this definition.

**Escort:** A person who, for consideration, agrees or offers to act as a companion, guide or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

**Escort Agency:** A person or business association who furnishes, offers to furnish or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

**Essential Services:** The phrase "essential services" means the erection, construction, alteration, or maintenance by public utilities or municipal department or commissions of underground, surface, or overhead gas, electrical, steam, or water transmission or distribution systems, collection, communication supply or disposal systems, including mains, drains, sewers, pipes, conduits, wires, cables, fire alarm boxes, traffic signals, hydrants, towers, poles, and other similar equipment, and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions or for the public health or general welfare, but not including buildings other than such buildings as are primarily enclosures or shelters of the above essential service equipment. Telecommunication towers or facilities, alternative tower structures, and wireless communication antenna are not included within this definition.

**Excavating:** Excavating shall be the removal of sand, stone, gravel, or dirt.

**Family:** An individual, or two (2) or more persons related by blood, marriage or adoption, or a group of not to exceed four (4) persons not related by blood or marriage, occupying the premises and living as a single non-profit housekeeping unit with single culinary facilities, as distinguished from a group occupying a boarding house, lodging house, hotel, club, fraternity or similar dwelling for group use.

**Farm:** All of the contiguous neighboring or associated land operated as a single unit on which bona fide agriculture is 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.

**Fence:** Any permanent or temporary means, partition, structure or gate erected as a dividing structure, or barrier and not part of a structure requiring a building permit.

**Floor Area:** See ground floor area.

**Garage-Private:** A building used primarily for the storage of vehicles for the use of the occupants of a lot on which such building is located.

**Garage-Public:** A building, or part thereof, designed or used for equipping, servicing, repairing, hiring, storing, or parking motor vehicles. The term repairing does not include the rebuilding, dismantling or storage of wrecked or junked vehicles.

**Gas and Oil Processing Facilities:** Any facility and/or structure used for, or in connection with, the production, processing or transmitting of natural gas, oil, or allied products or substances, and the injection of same into the ground for storage or disposal, not under the exclusive jurisdiction or control of the Supervisor of Wells, Department of Natural Resources or Public Service Commission; not including industrial facilities such as cracking plants, large oil storage facilities and heavy industrial operations and facilities.

**Gasoline Service Station:** Any land, building or structure used for sale or retail of motor vehicle fuels, oils, or accessories, or installing or repairing parts and accessories, but not including repairing or replacing of motors, doors, or fenders, or painting motor vehicles.

**Grade:** The ground elevation established for the purpose of regulating the number of stories and the height of buildings. 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 elevation of the ground for each face of the building.

**Greenbelt:** A strip fifty (50) feet wide parallel to the bank of a stream or lake maintained in trees and shrubs or in its natural state to serve as a buffer strip in carrying out the requirements of this ordinance.

**Ground Floor Area:** The square footage of floor space measured from exterior to exterior wall, but not including enclosed and unenclosed porches, breezeways, garages, attic, basement and cellar area.

**Guest House:** Guest house shall mean a building which is on the same lot or building site as the principal dwelling, and is used for the accommodation of guests of the occupants of the dwelling.

**Hazardous Substances:** Any substances or materials that, by reason of their toxic, caustic, corrosive, abrasive or otherwise injurious properties, may be detrimental to the health of any person handling or otherwise coming into contact with such materials or substances.

**Home Business:** A profession, occupation, or trade that is accessory to a principal residential use conducted within a dwelling or residential accessory building. Home businesses fall into one of two classifications defined below:

**Home Occupation:** A profession or occupation conducted within a dwelling which is clearly incidental and secondary to the use of the lot and dwelling for residential purposes. Home occupations are regulated by Section 4.12.1.

**Cottage Industry:** An occupation or trade conducted within a detached residential accessory structure which is clearly incidental and secondary to the use of the lot and dwelling for residential purposes. Cottage industries are regulated by Section 4.12.2.

**Hospital:** An institution providing health services, primarily for inpatients and medical or surgical care of the sick or injured, including as an integral part of the institution, such related facilities as laboratories, out-patient departments, training facilities, central service facilities, clinics and staff offices.

**Hotel:** A building occupied or used as a predominantly temporary abiding place by individuals or groups of individuals, with or without meals, and in which building there are more than five (5) sleeping rooms and in which rooms there is no provision for cooking.

**Housekeeping Cabin Park:** A parcel of land on which two (2) or more buildings are maintained, offered, or used for dwelling or sleeping quarters for transients, but shall not include boarding or lodging houses, tourist homes, hotels or motels.

**Industrial Park:** A special or exclusive type of planned industrial area designed and equipped to accommodate a community of industries, providing them with all necessary facilities and services in attractive surroundings among compatible neighbors.

**Industry:** A use engaged in manufacturing, fabricating, and/or assembly activities.

**Junkyard:** An open area where waste, used or second hand materials are bought and sold, exchanged, stored, baled, packed, disassembled or handled including, but not limited to scrap or other metals, paper, rags, rubber tires and bottles. A "Junkyard" includes automobile wrecking yards and includes any area of more than two hundred (200) square feet for storage, keeping or abandonment of junk, but does not include uses established entirely within enclosed buildings.

**Kennel:** Any lot or premises on which four (4) or more dogs, or cats four (4) months of age or older are kept temporarily or permanently.

**Loading Space:** An off-street space on the same lot with a building or group of buildings, for temporary

parking of a commercial vehicle while loading or unloading merchandise or materials. Off-street loading space is not to be included as an off-street parking space in computation of required off-street parking.

**Lot:** The parcel of land occupied or to be occupied by a use or building and its accessory buildings or structures together with such open spaces, minimum area, and width required by this Ordinance for the district in which located, but not including any area within any abutting right-of-way or traffic lane.

**Lot, Corner:** A lot located at the intersection of two streets or a lot bounded on two sides by a curving street, any two (2) sides of which form an angle of one hundred thirty-five (135) degrees or less.

**Lot Coverage:** The part or percent of the lot occupied by buildings or structures, including accessory buildings or structures.

**Lot Depth:** The horizontal distance between front and rear lot lines, measured along the median between side lot lines.

**Lot, Double Frontage:** A lot other than a corner lot having frontage on two (2) more or less parallel streets. In case of a row of double frontage lots, one street will be designated by the Zoning Board of Appeals as the front street for all lots in the plat in the request for zoning compliance permits. If there are existing structures in the same block fronting on one (1) or both of the streets, the required front yard setback shall be observed on those streets where such structures presently front.

**Lot, Interior:** A lot other than a corner lot with only one (1) lot line fronting on a street.

**Lot Lines:** The property lines bounding the lot.

**Lot Line, Front:** In the case of an interior lot abutting upon one public or private street, the front lot line shall mean the line separating such lot from such street right-of-way. In the case of a corner or double frontage lot, the front lot line shall be that line separating said lot from the street in the plat and in the request for a zoning compliance permit. (See *Lot, Double Frontage*) In the case of a lot having frontage upon a lake, river, or stream, the water frontage shall be considered the front lot line.

**Lot Line, Rear:** The lot line being opposite the front lot line. In the case of a lot irregularly shaped at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten (10) feet long lying farthest from the front lot line and wholly within the lot.

**Side Lot Line:** Any lot line not a front lot line or a rear lot line. A side lot line separating a lot from a street is a side street lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

**Lot of Record:** A parcel of land defined by a legal description and recorded in the office of the Antrim County Register of Deeds on or before the effective date of this Ordinance.

**Lot, Waterfront:** A lot having frontage directly upon a lake, river, or stream. The portion adjacent to the water is considered the water frontage.

**Lot Width:** The horizontal distance between the side lot lines, measured at the two (2) points where the building line intersects the side lot line.

**Lot, Zoning:** A contiguous tract of land which at the time of filing for a zoning permit is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership.

**Manufactured Home:** see Dwelling, Manufactured.

**Master Plan or Comprehensive Plan:** The statement of policy by the Township Planning Commission relative to the agreed-upon desirable physical pattern of future community development. It consists of a series of maps, charts, and written material representing in summary form the community's conception of how it should grow in order to bring about the very best community living conditions.

**Migratory Labor:** Temporary or seasonal labor employed in planting, harvesting, or construction.

**Mobile Home:** see Dwelling, Mobile.

**Mobile Home Park:** A parcel of land which has been planned and improved for the placement of three (3) or more mobile homes for residential dwelling use.

**Mobile Home Site:** A plot of ground within a mobile home park designed for the accommodation of one mobile home.

**Motel or Motor Court:** A series of attached, semi-detached or detached rental units providing overnight lodging for transients, open to the traveling public for compensation.

**Municipal Civil Infraction Citation:** A written complaint or notice prepared by an authorized Township official, directing a person to appear in court regarding the occurrence or existence of a municipal civil infraction violation by the person cited.

**Nonconforming Lot of Record:** A lot of record that legally existed on or before the effective date of this ordinance or any amendment to this ordinance and does not meet dimensional requirements of this ordinance or amendment.

**Nonconforming Structure:** A building, structure, or portion thereof that lawfully existed before the effective date of this ordinance or any amendment to this ordinance and that does not meet the floor area, setback, parking or other dimensional regulations for the zoning district in which such building or structure is located.

**Nonconforming Use:** A use which lawfully occupied a building or land at the effective date of this Ordinance or Amendments thereto that does not conform to the use regulations of the Zoning District in which it is located.

**Nude Model Studio:** Any place where a person who displays Specified Anatomical Areas is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration, but does not include an educational institution funded, chartered, or recognized by the State of Michigan.

**Nudity or a State of Nudity:** Knowingly or intentionally displaying in a public place, or for payment or promise of payment by any person including, but not limited to payment of an admission fee, any individual's genitals or anus with less than a fully opaque covering, or a female individual's breast with less than a fully opaque covering of the nipple and areola. Public nudity does not include any of the following:

1. A woman's breastfeeding of a baby whether or not the nipple or areola is exposed during or incidental to the feeding.
2. Material as defined in section 2 of Act No. 343 of the Public Acts of 1984, being section 752.362 of the Michigan Compiled Laws.
3. Sexually explicit visual material as defined in section 3 of Act No. 33 of Public Acts of 1978, being section 722.673 of the Michigan Compiled Laws.

**Nuisance Factor:** An offensive, annoying, unpleasant, or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being of reasonable sensibility, or the generation of an excessive or concentrated movement of people or things, such as noise; dust; heat; electronic or atomic radiation; objectionable affluent; noise or congregation of people, particularly at night.

**Nursery, Plant Materials:** A space, building or structure, or combination thereof, for the storage of live trees, shrubs, or plants offered for retail sale on the premises, including products used for gardening or landscaping. The definition of nursery *does not include* space used for the sale of fruits or vegetables.

**Off Street Parking Lot:** A facility providing vehicular parking spaces, along with adequate drives and aisles. Adequate maneuvering space shall also be included to allow unrestricted ingress and egress to at least two (2) vehicles.

**Open Air Business:** Includes uses operated for profit, substantially in the open air, including:

1. Bicycle, utility truck or trailer, motor vehicle, boats, or home equipment sale, repair or rental services.
2. Outdoor display and sale of garages, motor homes, mobile home, snowmobiles, farm implements, swimming pools and similar activities.
3. Retail sale of trees, fruit, vegetables, shrubbery, plants, seeds, top-soil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment.
4. Tennis courts, archery courts, shuffleboard, horseshoe courts, rifle ranges, miniature golf, golf driving ranges, children's amusement park or similar recreation uses.

**Open Space:** Land upon which no structures, parking, rights-of-way, easements, sewage disposal systems (including backup areas for sewage disposal) or other improvements have or will be made that commit land for future use other than outdoor recreational use. Land proposed for outdoor recreational usage that will result in the development of impervious surfaces shall not be included as open space.

**Ordinary High Water Line:** 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 soil and the vegetation. On an inland lake which has had a level established by law, it means the high established level. On a river or stream, the ordinary high water mark shall be the ten year flood limit line.

**Park:** Properties and facilities owned or operated by any governmental agency, or owned or operated by any private agency, which are open to the general public for recreational purposes.

**Parking Space:** An area of definite length and width exclusive of drives, aisles, or entrances, giving access thereto, and fully accessible for the storage or parking of permitted vehicles.

**Place of Worship:** A building wherein people regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such principal purpose.

**Planning Commission:** For the purpose of this Ordinance the term Planning Commission is deemed to mean the Banks Township Planning Commission.

**Planned Unit Development (PUD):** A type of development to be planned and built as a unit and which

permits upon review and approval, variations in many of the traditional controls related to density, land use, setbacks, open space and other design elements, and the timing and sequencing of the development.

**Pick-up Camper:** See Recreational Vehicle.

**Porch, Enclosed:** A covered entrance to a building or structure which is totally enclosed, 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.

**Porch, Open:** A covered entrance to a building or structure which is unenclosed 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 integral roof with principal building or structure to which it is attached.

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

**Professional Office:** The office of a professional person such as a doctor, dentist, engineer, architect, attorney, insurance or real estate agent, and the like.

**Public Sewer Systems:** A public sewer system shall be defined as a central or community sanitary sewage and collection system of pipes and structures including pipes, conduits, manholes, pumping stations, sewage and waste water treatment works, diversion and regulatory devices, and outfall structures, collectively or singularly, actually used or intended for use by the general public or a segment thereof, for the purpose of collecting, conveying, transporting, treating or otherwise handling sanitary sewage or industrial liquid waste of such a nature as to be capable of adversely affecting the public health operated and maintained by the general public.

**Public Utility:** Any person, firm, corporation, municipal department board, or commission fully authorized to furnish and furnishing, under federal, state or municipal regulations, to the public, electricity, gas, steam, communications, telegraph, transportation, water services, or sewage disposal.

**Recreational Vehicle:** A vehicle designed to be used primarily for recreational purposes, including temporary sleeping quarters and/or cooking facilities, or a unit designed to be attached to a vehicle and used for such purposes, including self-propelled motor homes, pickup campers, fifth wheel trailers, travel trailers, and tent trailers; PROVIDED, however, that any such vehicle or unit which is forty (40) feet or more in overall length shall be considered a mobile home and shall be subject to all regulations of this Ordinance applicable to a mobile home.

**Resort:** A recreational lodge, camp or facility operated for gain, and which provides overnight lodging and one or more of the following: golf, skiing, dude ranching, recreational farming, snowmobiling, pack trains, bike trails, boating, swimming, hunting and fishing and related or similar uses normally associated with recreational resorts.

**Road Right-of-Way:** A street, alley or thoroughfare or easement permanently established for passage of persons or vehicles which, if used to establish a lot front, provides adequate permanent access.

**Roadside Stand:** An accessory and temporary farm structure operated for the purpose of selling local agricultural products, part of which are raised or produced on the same farm premises.

**Retail and Retail Stores:** Any building or structure in which goods, wares, or merchandise are sold to the ultimate consumer for direct consumption and not for resale.

**School:** A public or private educational institution offering students a conventional academic curriculum, including kindergartens, elementary schools, middle schools, and high schools. Such term shall also include all adjacent properties owned by and used by such schools for educational, research, and recreational purposes.

**Seasonal Use:** Any use or activity that can not be conducted or should not be conducted each month of the year.

**Setback:** The minimum required horizontal distance from the applicable right-of-way line, easement, or property line of a lot within which no buildings or structures may be placed.

**Sexual Encounter Center:** A business or commercial enterprise that, as one of its principal business purposes, offers for any form of consideration:

1. physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
2. activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity.

**Sexually Oriented Business:** A business or commercial enterprise engaging in any of the following: (1) adult arcade; (2) adult bookstore or adult video store; (3) adult cabaret; (4) adult motel; (5) adult motion picture theater; (6) adult theater; (7) escort agency; (8) nude model studio; and (9) sexual encounter center.

**Shopping Center:** A group of commercial establishments, planned, developed, owned, and managed as a unit, with off-street parking provided on the property, and related in its location, size and type of shops to the trade area which the unit serves.

**Sign:** An identification, description, illustration or device affixed to, or represented directly or indirectly upon a building, structure or land and which directs attention to a product, place, person, activity, institution, or business. A sign so described may be either mobile or non-mobile.

**Sign, Animated:** Any sign having a conspicuous and intermittent variation in the illumination of the physical position of any part of the sign.

**Sign, Off Premise:** Any sign relating to subject matter not conducted on the premises on which the sign is located.

**Sign, On Premise:** An advertising sign relating in its subject matter to the premises on which it is located, or to products, accommodations, service, or activities on the premises.

**Site Plan:** The drawings and documents depicting and explaining all salient features of a proposed development so that it may be evaluated according to the procedures set forth in this ordinance, to determine if the proposed development meets the requirements of this Zoning Ordinance.

**Special Approval:** Approval by the Township Planning Commission of a use of land in a district that is not antagonistic to other land use in the district when such use is specified in this Ordinance for that district upon such approval.

**Specified Anatomical Areas:** are defined as:

1. Less than completely and opaquely covered human genitals, pubic regions, buttocks, anus and female breast below a point immediately above the top of the areola; and
2. Human male genitals in a discernibly turgid state even if completely and opaquely covered.

**Specified Sexual Activities:** means and includes any of the following:

1. the fondling or other erotic touching of human genitals, pubic regions, buttocks or female breast;
2. sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
3. masturbation, actual or simulated; or
4. excretory functions as part of or in connection with any of the activities set forth in (1) through (3) above.

**Stable:** A building or structure used to house horses, either for the property owner's private use or for hire.

**Story:** That portion of a building, other than a basement or mezzanine, included between the surface of any floor and the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

1. A "mezzanine" floor shall be deemed a full story only when it covers more than fifty (50%) percent of the area of the story underneath said mezzanine, or if the vertical distance from the floor next below it to the next above it is twenty-four (24) feet or more.
2. For the purpose of this Ordinance, a basement or cellar shall be counted as a story only if over fifty (50%) percent of its height is above the level from which the height of the building is measured, or if it is used for business purposes.

**Street, Highway, Road:** A thoroughfare which affords the principal means of access to abutting property.

**Structural Change or Alteration:** See Alterations.

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

**Telecommunication Towers and Facilities or Tower -** All structures and accessory facilities, including Alternative Tower Structures, relating to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals; including, but not limited to, radio towers, television towers, telephone devices and exchanges, microwave relay facilities, telephone transmission equipment buildings, private and commercial mobile radio service facilities, personal communication services towers (PCS), and cellular telephone towers. Not included in this definition are: citizen band radio facilities; short wave receiving facilities; radio and television broadcast reception facilities; satellite dishes; federally licensed amateur (HAM) radio facilities; and governmental facilities which are subject to state or federal law or regulations which preempt municipal regulatory authority.

**Temporary Building and Use:** A structure or use permitted by this Zoning Ordinance to exist during periods of construction of the main building or for special events.

**Thoroughfares:** An arterial street which is intended to serve as a trafficway serving primarily the immediate Township area and serving to connect with major thoroughfares.

**Tourist Home:** Any family occupied dwelling used or designed in such a manner that certain rooms in excess of those used by the family are rented to the transient public for compensation. For the purpose of this Ordinance, the term tourist home also includes bed and breakfast facility.

**Trail Coach:** See Recreational Vehicle definition.

**Travel Trailer:** See Recreational Vehicle definition.

**Undevelopable Land:** Land which has soil types or a high water table condition which present severe limitations on septic tanks and tile fields and on which no septic tank and tile field can be legally constructed and to which no public sewer is extended.

**Use:** The lawful purpose of which land or premises, or a building thereon, is designed, arranged, or intended, or for which it is occupied, or maintained, let, or leased, according to this Ordinance.

**Variance:** A modification of literal provisions of this Ordinance which the Zoning Board of Appeals is permitted to grant when strict enforcement of said provision would cause practical difficulty or undue hardship owing to circumstances unique to the individual property on which the variance is sought.

**Yard:** A space open to the sky between a building and the lot lines of the parcel of land on which located, unoccupied or unobstructed by an encroachment or structure except as otherwise provided by this Ordinance.

**Yard, Front:** A yard across the full width of the lot extending from the front line of the principal building to the front lot line, or highway-right-of-way line as the case may be.

**Yard, Rear:** A yard extending across the full width of the lot from the rear line of the building to the rear property lot line.

**Yard, Side:** A yard between the side lot line and the nearest side of the building, extending between the front yard and rear yard.

**Zoning Permit:** A zoning permit is written authority as issued by the Zoning Administrator on behalf of the Township permitting the construction, moving, exterior alteration or use of a building in conformity with the provisions of this Ordinance.



## ARTICLE IV: GENERAL PROVISIONS

### Section 4.01 The Effect of Zoning

1. In order to carry out the intent of this Ordinance, no use or activity on a piece of land shall be allowed or maintained, no building or structure or part thereof shall be allowed to be used, constructed, remodeled, altered, or moved upon any property unless it is in conformance with this Ordinance, and a zoning permit has been obtained, except in the case of lawful nonconforming uses.
2. If any activity, use, building, structure or part thereof is placed upon a piece of property in direct conflict with the intent and provisions of this Ordinance, such activity, use, building or structure shall be declared a nuisance and may be required to be vacated, dismantled, abated, or cease operations by any legal means necessary and such use, activity, building or structure shall not be allowed to function until it is brought into conformance with this Ordinance.
3. In the event that any lawful use, activity, building or structure which exists or is under construction at the time of the adoption of this Ordinance and is not in conformance with the provisions of the zoning district in which it is located, such use, activity, building or structure shall be considered a legal nonconforming use and be allowed to remain as such, including completion of construction, providing said construction does not require more than one (1) year from the effective date of this Ordinance for completion. If said construction is continued for more than one (1) year, the legal status of the activity, use, building or structure shall be determined by the Township Planning Commission.

### Section 4.02 Nonconformities

1. **Classification of Nonconforming Uses and Structures**  
Nonconforming uses and structures are those which do not conform to a provision or requirement of this Ordinance or any subsequent amendment but which were lawfully established prior to the time of Ordinance adoption or amendment. Class "A" nonconforming uses or structures are those which have been so designated by the Planning Commission, after application by the person having interest in the property or the Zoning Administrator, upon finding that the use or any portion of the structure:
  - a. Is not in an environmentally sensitive area;
  - b. And the continuance thereof would not be contrary to the purpose of this Ordinance as described in Section 1.02;
  - c. And the use or structure does not and is not likely to significantly depress the value of nearby properties;
  - d. And that the use or structure was lawful at the time of its inception and that no useful purpose would be served by strict application of the provisions or requirements of this Ordinance with which the use or structure does not conform.
  - e. And that the use or structure is of economic benefit to the community.All nonconforming uses and structures not designated as a Class "A" are Class "B" nonconforming uses or structures.
2. **Procedure for Obtaining Class "A" Designation, Conditions**  
A written application shall be filed setting forth the name and address of the applicant, giving a legal description of the property to which the application pertains and including such other information as may be necessary to enable the Planning Commission to make such a determination of the matter. The Planning Commission may require the furnishing of such

additional information as it considers necessary. The notice of hearing procedure before the Planning Commission shall be same as in the cases of an application for a variance. The decision shall be in writing and shall set forth the findings and reasons on which it is based. Reasonable conditions may be attached to the Class A designation to prevent conflicts with other property uses or to assure compatibility with the purpose of this Ordinance as outlined in Section 1.02. No vested interest shall arise out of a Class "A" designation.

**3. Revocation of Class "A" Designation**

Any Class "A" designation shall be revoked, following the same procedure required for designation, upon a finding that as a result of any change of conditions or circumstances the use or structure no longer qualifies for Class "A" designation.

**4. Regulations Pertaining to Class "A" Nonconforming Uses and Structures**

A Class "A" nonconforming use or structure shall not be repaired, restored, extended, enlarged, or substituted for except in accord with the following requirements:

- a. The Planning Commission may permit the repair, improvement, or modernization of a Class A nonconforming structure to correct deterioration, obsolescence, depreciation and wear, provided the structure will still meet the qualifications of a Class A nonconforming use or structure.
- b. A Class "A" nonconforming use or structure damaged by fire, explosion, flood, erosion or other acts of God may be restored, rebuilt or repaired only after approval by the Planning Commission. The Planning Commission shall permit any structure to be returned to its prior use provided there is no increase in the intensity of the nonconforming use and providing there is no increase in the square footage of the nonconforming structure. No restoration, rebuilding or repair shall increase the extent of violation of setback or other area requirements of this Ordinance. If a nonconforming structure can be rebuilt in greater conformance or even complete conformance with this Ordinance, then the Planning Commission shall require the greatest possible conformance unless the cost of such compliance exceeds one hundred fifty (150) percent of the replacement cost of the entire structure, then complete compliance or partial compliance shall not be required. The Planning Commission may require the land owner to provide site plans, appraisals or other construction or land data which are necessary to assure compliance with the Ordinance.
- c. There shall be no structural changes including enlargement or extension of a Class "A" nonconforming structure or use except after approval of the Planning Commission. In exercising its discretion regarding a request for approval of a structural change, the Planning Commission shall consider the factors contained in Section 8.02 Uses Subject to Special Approval. In addition, no extension or enlargement of a Class "A" nonconforming use shall be approved if approval would result in a violation or increase of the waterfront, front yard, rear yard or side yard setback, or similar requirements of this Ordinance.
- d. A Class "A" nonconforming use may be substituted for a similar nonconforming use or structure when the Planning Commission determines the substitution would improve the property, would not increase the structure or uses nonconformity, or when the substitution would not be contrary to the intent of this Ordinance.
- e. The Planning Commission may attach conditions to any approval granted by the Planning Commission to a Class "A" nonconforming use. Those conditions shall attempt to make the use less nonconforming or to lessen its impact on nearby properties.

**5. Regulations Pertaining to Class "B" Nonconforming Uses and Structures.**

It is the intention of this Ordinance that all Class "B" nonconforming uses will either be eliminated or changed to conforming uses over a period of time. This Ordinance is intended to encourage the elimination of Class "B" nonconforming uses or discourage anything that extends the normal useful life of a Class "B" nonconforming use. A Class "B" nonconforming use or structure shall not be repaired, restored, extended, enlarged or substituted for except in accord with the following requirements:

- a. Minor repairs or maintenance of a Class "B" nonconforming use or structure in order to keep it structurally safe and sound is permitted. A Class "B" nonconforming use or structure shall not be repaired, improved or remodeled when such repairs or improvements exceed fifty (50) percent of the structure's replacement cost as determined by the Planning Commission. If a Class "B" nonconforming use or structure is changed to conform with this Ordinance, the limitations on repairs or improvements shall not apply.
  - b. Any Class "B" nonconforming use or structure damaged by fire, explosion, flood, erosion or other acts of God may be restored, rebuilt, repaired only after approval by the Planning Commission. The Planning Commission shall permit any structure to be returned to its prior use provided there is no increase in the intensity of the nonconforming use and providing there is no increase in the square footage of the nonconforming structure. No restoration, rebuilding or repair shall increase the extent of violation of setback or dimensional or area requirements of this Ordinance. If a non-conforming structure can be rebuilt in greater compliance or even complete conformance with this Ordinance then the Planning Commission shall require it. The cost of complete compliance or greater compliance shall not be a factor in the decision of the Planning Commission unless the cost of compliance exceeds one hundred fifty (150) percent of the replacement cost of the structure as determined by the Planning Commission. The Planning Commission may require the land owner to provide site plans, appraisals, or other construction or land data which are necessary to assure compliance with this Ordinance.
  - c. No Class "B" nonconforming use or structure shall be enlarged, extended or structurally altered nor shall the nonconforming use be changed to a substantially different nonconforming use.
  - d. If a mineral extraction operation is designated a nonconforming use, existing holes, shafts may be worked or enlarged on the land which constituted the lot on which operations were conducted at the time of operation being so classified, but no new holds or shafts shall be established.
  - e. Class "B" nonconforming use or structure shall be permitted to continue in existence if it was unlawful at the time it was established.
  - f. A Class "B" nonconforming structure or use may be substituted for a conforming use or structure, or by a use or structure which meets the requirements of a Class "A" nonconforming use when the Planning Commission determines that the substitution would not increase the nonconformity of the use or structure or be contrary to the public health, safety and welfare.
6. **Determination of Replacement Cost; Prior Value**  
The cost of repairing, restoring, or improving a Class "A" or "B" nonconforming use or structure (excluding contents), damaged by fire, explosion, flood, erosion or other acts of God, shall be made on the basis of an appraisal by a qualified individual designated by the Planning Commission. The cost of such determination shall be borne by the applicant. The Planning Commission may determine previous value of an existing or pre-catastrophe structure based on information from the most recent Property Tax Assessment record if they find that such record is current and reasonably accurate.
7. **Nonconforming Lots of Record:**
- a. In any district, principal structures and customary accessory buildings may be erected

on any nonconforming lot of record, provided permit for construction of a well and septic system is granted by the District Health Department and can meet district regulations.

- b. If any nonconforming lot or lots are of continuous frontage with other such nonconforming lots under the same ownership, the owner shall be required to combine such lots to provide parcels which shall meet at least the minimum requirements for the district in which they are located.

8. **Abandonment of Nonconforming Use or Structure**

If a property owner has an intent to abandon a nonconforming use or structure and in fact abandons this nonconforming use or structure for a period of one (1) year, then any subsequent use of the property or structure shall conform to the requirements of this Ordinance. When determining the intent of the property owners to abandon a nonconforming use or structure, the zoning administrator shall consider the following factors:

- a. Whether utilities, such as water, gas, and electricity to the property have been disconnected.
- b. Whether the property, buildings, and grounds have fallen into disrepair.
- c. Whether signs or other indications of the existence of the nonconforming use have been removed.
- d. Whether equipment or fixtures necessary for the operations of the nonconforming use have been removed.
- e. Other information or actions that evidence an intention on the part of the property owner to abandon the nonconforming use or structure.

9. **Creation of Nonconforming Lots or Parcels**

No lot area and no yard, court, parking areas or other required space shall be divided, altered, reduced or diminished as to make area or dimension less than the minimum required or more than the maximum allowed under this Ordinance, except where such reduction or expansion has been brought about by the expansion or acquisition of public right-of-ways for a street, road, or highway. If a required area is already less than the minimum required under this Ordinance, said area or dimension shall not be further divided or reduced.

**Section 4.03 Principal Uses**

No lot may contain more than one (1) principal structure or use, except that upon determination by the Planning Commission, groups of apartment buildings, offices, retail business buildings, agricultural structures, or other similar groups of buildings may be considered principal structures or uses.

**Section 4.04 - Accessory Buildings**

1. Authorized accessory buildings may be erected as part of the principal building or may be connected to the principal building by a roofed porch, patio, breezeway or similar structure or may be completely detached from the principal building.
2. Where any accessory buildings is attached to the side or front of a principal building, such accessory building shall be considered part of the principal building for purposes of determining yard dimensions.
3. A detached accessory building shall be located no closer to a front, side or rear lot line than the permitted distance for the principal structure on the same lot.

#### **Section 4.05 Essential Services**

Essential services, as defined herein, shall be permitted as authorized and regulated by law, public policy and specific zoning regulations in any district, it being the intention otherwise to exempt such erection, construction, alteration, and maintenance from the application of this Ordinance when not in conflict with Article I of this Ordinance. When in conflict, the Board of Appeals shall have the power to determine reasonable conditions under which such facilities shall be erected. Telecommunication towers, alternative tower structures and antennas shall be regulated and permitted pursuant to this Ordinance and shall not be regulated or permitted as essential services, public utilities or private utilities.

#### **Section 4.06 Subdivision of Land**

All plats submitted to the Township Supervisor pursuant to the Land Division Act, (formerly the Subdivision Control Act of 1967, PA 288) as amended shall be given to the Planning Commission for review with instructions that it shall return the plat to the Township Supervisor with recommendation whether the lots of said plat are consistent with the minimum lot requirements and other applicable requirements of this Ordinance and the Banks Township Parcel Division Ordinance.

#### **Section 4.07 Mobile Homes**

Mobile homes sited on individual lots shall meet the standards for minimum lot size, yard set-backs, minimum floor area and minimum dwelling unit width for the district in which they are located and shall meet the following additional standards:

1. Mobile homes shall be attached to an approved permanent foundation or basement and shall be anchored using a system that meets the Michigan Mobile Home Commission requirements.
2. Mobile homes shall be installed according to manufacturer's set up requirements, and the construction of the unit shall comply with the National Mobile Home Construction and Safety Standards Act of 1974.
3. The wheels, axles and towing assembly shall be removed from a mobile home before the unit is attached to the foundation. Additionally, no mobile home shall have any exposed undercarriage or chassis.
4. Mobile homes shall not be used as an accessory building.

#### **Section 4.08 Recreational Vehicles**

Temporary occupancy of travel trailers, motor homes and other similar vehicles connected to electrical and sanitary facilities shall not exceed sixty (60) days in any calendar year. Two (2) recreational vehicles shall be allowed to be stored, occupied or set up on parcels with an existing dwelling unit, except as provided for in Section 4.09. In the event that two or more recreational vehicles occupy a parcel for longer than the sixty (60) day limit, they shall then be required to be stored within an enclosed structure.

#### **Section 4.09 Substandard Dwelling Occupancy during the Construction of a Dwelling**

For the express purpose of promoting the health, safety and general welfare of the inhabitants of the Township, and of reducing hazards to health, life and property, no basement-dwelling, cellar-dwelling, garage-house, tent, camper, travel trailer, recreational vehicle, mobile home not installed according the requirements of this Ordinance, or other substandard structure shall hereafter be erected or moved upon any premises and used for dwelling purposes except under the following applicable conditions:

1. The location shall conform to the provisions governing yard requirements of standard dwellings in the district where located.
2. The use shall be for the sole purpose of providing dwelling facilities for the owner of the premises during the period in which a dwelling conforming to the provisions of this Ordinance is in process of erection and completion, but not to exceed twelve (12) months. One (1) additional twelve (12) month extension may be obtained from the Zoning Administrator beginning with the date of issuance of the zoning permit. The substandard dwelling shall be removed upon completion of construction of a dwelling complying with the requirements of this Ordinance.
3. Installation of septic system and water well shall be constructed and maintained in accordance with the standards of materials and installation recommended by District Health Department, and shall precede occupancy of the substandard dwelling.
4. Application for the erection and use of a substandard dwelling shall be made at the time of zoning permit application for the permanent dwelling. On approval and delivery of the zoning permit, the applicant shall certify in a space allotted for that purpose, and on the copy retained for filing by the township, that he has full knowledge of the limitations of the permit and the penalty pertaining thereto. No such permit shall be transferable to any other person.
5. No annexes shall be added to temporary substandard dwellings.
6. Overnight camping on private property without a dwelling unit shall be an allowable use in all districts providing the recreational vehicle shall occupy such a parcel for not longer than 15 consecutive days and not more than a total of 45 days in a calendar year.

#### **Section 4.10 Animals**

The keeping of poultry, pigs, hogs, horses or other such livestock is allowed in the Agricultural or Conservation/Recreational Districts on parcels of land five (5) acres or greater in size.

#### **Section 4.11 Greenbelt**

To preserve natural resources, water quality and community scenic and recreational values, a greenbelt shall be established and maintained on all waterfront property. The greenbelt shall include all the land area located within fifty (50) feet of the ordinary high water mark of a lake or a stream abutting or traversing the property in question. Within the greenbelt, the following development or use restrictions shall apply:

1. No structures shall be allowed except for boathouses, launching ramps and docking facilities including steps and retaining walls, and such facilities shall meet the side yard setback for the district in which they are located. No boathouse shall exceed twelve (12) feet in height above the ordinary high water mark.
2. No dredging or filling shall be allowed except for reasonable sanding of beaches where permitted by state or federal law.
3. The use of asphalt, concrete, wood or other similar surfaces shall be limited to walkways or stairs necessary for water access or boat launch ramps.
4. The use of pesticides, herbicides and fertilizers is prohibited.
5. Leaves, grass clippings and similar yard and garden wastes may not be burned or stored.
6. Neither septic tanks nor septic system filtration fields may be located within the greenbelt.
7. Natural vegetation cover, including trees, shrubs or herbaceous plants shall be maintained on a least seventy percent (70%) of the lake or stream frontage within the greenbelt. Beach sand, gravel, cobblestone or rock may be substituted for vegetated areas where these materials naturally exist.
8. The greenbelt shall be shown on any plot plan or site plan submitted for approval during the process of developing a water frontage parcel.

## **Section 4.12 Home Business**

While Banks Township recognizes that many residents feel the necessity to work at home, the Township also recognizes the rights of all residents to be free from actual or potential nuisance which may be caused by non-residential activities conducted in a residential zone. The intent of this section is to provide standards to ensure home occupations and cottage industries are compatible with other allowed uses in residential districts, and thus to maintain and preserve the residential character of the neighborhood.

### **1. Home Occupations**

- a. Home occupations are permitted in all zoning districts in which single-family dwellings are permitted as a matter of right. A zoning permit is required.
- b. Home Occupations shall be operated in their entirety within the dwelling (not within an attached or detached garage or accessory building) and shall occupy no more than twenty-five percent (25%) of the dwelling's ground floor area. Attached and detached residential garages may be used for incidental storage.
- c. Home Occupations shall be conducted primarily by the person or persons occupying the premises as their principal residence. Not more than one (1) non-resident persons shall be employed to assist with the business.
- d. Additions to a dwelling for the purpose of conducting a Home Occupation shall be of an architectural style that is compatible with the architecture of the dwelling and shall be designed so that the addition can be used for dwelling purposes if the home occupation is discontinued.
- e. Home Occupations shall be incidental and subordinate to the principal use of the dwelling for residential purposes and shall not detract from the residential character of the premises or neighborhood.
- f. Home Occupations shall not result in the creation of conditions that would constitute a nuisance to neighboring property owners and the Township as a whole. Any machinery, mechanical devices, or equipment employed in the conduct of a Home Occupation based business shall not generate noise, vibration, radiation, odor, glare, smoke, steam, or other condition not typically associated with the use of the dwelling for residential purposes.
- g. Traffic and delivery or pickup of goods shall not exceed that normally created by residential uses.
- h. The outdoor storage of goods and/or materials of any kind is prohibited. No goods or materials shall be sold that are not produced through the conduct of the Home Occupation.
- i. There shall be no parking permitted within any setback areas.
- j. No process, chemicals, or materials shall be used which are contrary to an applicable state or federal laws.
- k. Hours of operation shall be approved by the Planning Commission.

## 2. Cottage Industries

- a. Cottage industries may be permitted as a special use in any zoning district in which single-family dwellings are permitted, subject to review and approval by the Planning Commission. Cottage industries shall be allowed on the basis of individual merit, a periodic review of each cottage industry shall be performed to ensure the conditions of approval are adhered to. If a premises is sold, leased, or rented to a party other than the applicant, the permit shall be reviewed for compliance with the original permit by the Zoning Administrator. If any changes are necessary, the request will be reheard by the Planning Commission.
- b. Cottage industries shall be incidental and subordinate to the use of the premises for residential purposes and shall not detract from the residential character of the premises or neighborhood. There shall be no exterior evidence of such industry.
- c. A cottage industry shall occupy not more than one building. The floor area of such buildings shall not exceed twenty four hundred (2400) square feet.
- d. The outdoor storage of goods and/or materials of any kind is prohibited unless screened (by a tight-board wood fence, landscaped buffer, landscaped berm, etc.) from view from neighboring property and road rights-of-way. If required, the type of screening shall be determined at the discretion of the Planning Commission.
- e. Cottage industries shall not result in the creation of conditions that would constitute a nuisance to neighboring property owners and surrounding zoning district. Any machinery, mechanical devices or equipment employed in the conduct of a Cottage Industry shall not generate noise, vibration, radiation, odor, glare, smoke, steam, or other condition not typically associated with the use of the premises for residential purposes.
- f. Traffic and delivery or pickup of goods shall not exceed that normally created by residential uses.
- g. Cottage industries shall be conducted only by the person or persons residing on the premises. The Planning Commission may allow up to two additional employees or assistants.
- h. To ensure that the cottage industry is compatible with surrounding residential use, a "not-to-exceed" number of vehicles that may be parked at any given time during business operations shall be established by the Planning Commission during the review and approval process.
- i. Hours of operation shall be approved by the Planning Commission.

## 3. Termination, Extensions, Revisions, and Inspections

- a. Upon written application by the owner, the Planning Commission may, for just cause, grant time extension for compliance with the conditions of this Section.
- b. Any home business (home occupation or cottage industry) shall be subject to periodic review by the Zoning Administrator.

- c. If the Zoning Administrator has reason to believe the property owner is in violation of his or her permit or grounds for revocation exist, written notice of alleged violation(s) shall be sent to the operator of the home business. The operator shall be afforded the opportunity to appear at a public hearing before the Planning Commission to present his or her case. The hearing notice procedures shall be the same as those for a special approval (see Section 8.02).
- d. Following the public hearing, the decision of the Planning Commission shall be made in writing and shall be based on the findings of fact. Reasonable conditions may be imposed to prevent conflicts with other property uses or to assure compatibility with the standards of this ordinance. The Planning Commission shall have the authority to order a limit on the hours of operation, impose conditions of operation or, if deemed necessary, order the complete termination of the activity.
- e. Proposed revisions or additions to a cottage industry shall constitute a change of use and shall be subject to special use review and approval by the Planning Commission.

#### **Section 4.13 Fences, Walls and Hedges**

Notwithstanding other provisions in this Ordinance, fences, walls, or hedges may be permitted on any property in any District, provided that no fence, wall, or hedge exceed a height of six (6) feet and shall be no closer than five (5) feet to the front property line or road right-of-way, and further provided such fence, wall or hedge shall not obstruct sight distances needed for safe vehicular traffic, nor create a hazard to traffic or pedestrians. Fences may be located on the lot line in the side or rear yards.

Where a lot borders a lake or stream, fencing shall not be constructed on the waterfront side within the required fifty (50) foot greenbelt. Fences shall not exceed four (4) feet in height, nor unreasonably restrict views to the water from neighboring properties.

#### **Section 4.14 Water Supply and Sewage Disposal Facilities**

All water supply and sanitary sewage disposal systems either public or private, for any building hereafter erected, altered or moved upon any premises shall be subject to compliance with District Health Department sanitary code requirements. Plans must be submitted to and approved by the responsible agencies. The written approval of such facilities by District Health Department shall be filed with application for a Zoning Permit.

#### **Section 4.15 Storm Water Retention**

Stormwater drainage in excess of natural conditions shall be retained on site. This provision may require stormwater retention ponds where appropriate. An exception may be made for water leaving the site via an adequately sized existing stormwater ditch, stormwater pipe or through other stormwater facilities that will be developed at the same time as the proposed new use. Stormwater management efforts shall be consistent with the provisions of the Antrim County Stormwater and Soil Erosion Control Program. In the case of conflicting regulations, between the Township Zoning Ordinance and the Antrim County Stormwater and Erosion Control Program, the more stringent of the two shall apply. Written approval from the Michigan Department of Transportation (MDOT) shall be required for an additional site run-off directed into a state trunkline ditch, i.e.US-31.

#### **Section 4.16 Groundwater Protection**

These provisions apply to uses that use, generate or store hazardous substances in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month.

1. Sites at which hazardous substances and polluting material are stored, used or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, surface water and wetlands.
2. Secondary containment for aboveground areas where hazardous substances and polluting materials are stored or used shall be provided and maintained. Secondary containment shall be sufficient to store the substance for the maximum anticipated period of time necessary for the recovery of any released substance.
3. General purpose floor drains shall be allowed only if they are connected to a public sewer system, an on-site holding tank, or a system authorized through a state groundwater discharge permit.
4. State and federal agency requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of hazardous substances and polluting materials shall be met. No discharges to groundwater, including direct and indirect discharges, shall be allowed without required permits and approvals.
5. The Planning Commission may require a performance bond or similar assurance for safeguards prior to approval. The Planning Commission may require site plan review at five-year intervals.

#### **Section 4.17 Hazardous Substances**

All business or industries that store, use or generate hazardous substances, as defined in this Ordinance, shall meet all state and federal requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of said hazardous substances. No discharge to groundwater, including direct and indirect discharges, shall be allowed without required permits and approvals.

#### **Section 4.18 Junkyards, Salvage Yards, Sanitary Landfills**

Location of a junkyard, salvage yard or sanitary landfill shall be not less than one hundred twenty-five (125) feet from any public highway. All uses of such facilities shall be completely screened from sight by natural terrain, or by a neatly finished and maintained wooden or masonry fence, or by well maintained evergreens.

Glare from any process, such as arc welding, conducted at a junkyard, salvage yard or sanitary landfill, which emits harmful rays shall be screened so as not to constitute a hazard or nuisance to adjacent properties.

#### **Section 4.19 Access Management**

In order to protect public safety, preserve rural character, maintain traffic flow, consider future transportation needs, provide adequate and safe access to property, promote efficiency and economy in public utility requirements, minimize land use conflict, protect natural resources, promote consistent development patterns and enhance the visual characteristics of entryways to Banks Township, the following site development standards shall apply to all properties with frontage on US-31.

1. Building Setback Requirements - Development of highway corridor property, regardless of zoning district, shall have a minimum front yard setback of fifty (50) feet.

2. Property Access Requirements - The access drive shall comply with either subsection (a) or (b) below, whichever results in the least number of possible access drives, and with both subsections (c) and (d).
  - a. Not more than one driveway shall be allowed access to U.S. 31 within a lot of record, as the parcel exists on the effective date of this Ordinance, regardless of the number of future divisions of that parcel; and
    - 1) The access drive and its right-of-way shall be designed and shown on a site plan to accommodate all possible future divisions of the lot of record, as it exists on the effective date of this Ordinance; and
    - 2) The access drive and its right-of-way shall be designed and shown on a site plan to provide access to any adjoining parcel of land which would otherwise become, or is, landlocked.
  - b. The location of a driveway with access to U.S. 31 shall comply with all of the following:
    - 1) The location shall be at least seventy (70) feet from the intersection of any two roads.
    - 2) The location shall be at least two hundred (200) feet from another access drive on the same side of the road.
    - 3) The location shall be at least fifty (50) feet from any access drive on the opposite side of the road.
    - 4) Two access drives on adjacent parcels may share the same driveway entrance, and thereby have zero space between them, but shall comply with other driveway separation distances noted above.
  - c. Where there is a choice, driveways shall access adjacent local or minor streets in preference to U.S. 31, and/or provide a rear service drive to access such local or minor street.
  - d. Access drive width shall be between twenty (20) and thirty-five (35) feet.
3. Prior to review by the Planning Commission - Any site plan for a commercial use proposing new or altered access drives onto U.S. 31 shall be accompanied by written documentation of consultation with the Michigan Department of Transportation.
4. Special Use Review for High-Traffic Uses. In addition to other provisions of this ordinance, when a high-traffic commercial use in the highway corridor adjoins an existing residential use or a residentially zoned parcel, the high-traffic use shall be subject to review as a Special Use. The designation of a proposed use as a high-traffic use shall be determined by the Planning Commission. The designation may include, but is not limited to, gasoline stations, convenience stores and businesses with drive-through service windows.
5. Landscape requirements for Commercial Uses
  - a. Parking areas. In off-street parking areas containing greater than twenty (20) spaces, at least five (5) percent of the total parking area shall be used for interior landscaping. Parking lot landscape areas shall be no less than five (5) feet in any dimension and at least one hundred fifty (150) square feet in any single area. A minimum of one (1) tree at least two (2) inches caliper size shall be planted in each area.
  - b. Residential buffer area. Where commercial, office, or industrial uses abut an existing residence or residentially zoned property, the intervening side or rear yard of the non-residential use shall provide a completely obscuring wall, fence or landscape screen at least six (6) feet in height, measured from the surface of the ground of the abutting residential district.
  - c. General landscaping. All developed portions of a site not occupied by buildings or pavement shall be planted with grass, ground cover, shrubs or other suitable plant material. A mixture of evergreen and deciduous trees of species native to northwestern Michigan shall be planted at a rate of one (1) tree per three thousand (3,000) square feet

- of landscaped open space on-site.
- d. Landscape preservation. Preservation of existing trees and site vegetation is encouraged and may be used to meet the landscaping requirement listed above.

#### **Section 4.20 Outdoor Lighting**

All outdoor lighting, whether for illuminating sites, parking areas, buildings, signs and/or other structures shall be shielded, shaded, designed and/or directed away from all adjacent districts and uses; and further shall not glare upon or interfere with persons and vehicles using public streets. Lighting fixtures are to be of the full cut-off design with horizontally aligned flush mounted (non-protruding) lens, directing light on-site only, and no more than twenty (20) feet in height.

The Planning Commission may permit taller or require shorter fixtures only when the Commission determines that unique conditions exist and where a waiver would: reduce the number or size of light fixtures; not adversely impact neighboring properties and permit fixtures in proportion to height and bulk of nearby buildings and other fixtures. Site lighting shall not exceed twenty (20) foot candles as measured three (3) feet above the ground surface, directly under the fixture.

#### **Section 4.21 Signs**

The purpose of this section is to preserve the desirable character of Banks Township, as well as to recognize the need for and privilege of advertising, so that people unfamiliar with the area, such as tourists and transients, may avail themselves of the goods and services afforded by the local business places. At the same time, the Township recognizes right of residents to be free of advertising that could affect property values and create an unpleasant or less than desirable atmosphere. The use and erection of all outdoor signs and media shall be subject to all state and local codes and statutes, in addition to the provisions of this ordinance.

1. Signs Not Requiring a Sign Permit: The following signs may be placed in any zoning district without a sign permit, provided such signs comply with any applicable federal or state law or regulation and are located so as not to cause a nuisance or safety hazard:
  - a. One (1) non-illuminated identification sign per use, not exceeding two (2) square feet of sign surface.
  - b. Street name signs, route markers and other traffic control signs erected or approved by state, county or village agencies when necessary to give proper directions or to otherwise safeguard the public.
  - c. Non-advertising signs erected by any organization, person, firm or corporation that is needed to warn the public of dangerous conditions and unusual hazards including but not limited to: road hazards, high voltage, fire danger, explosives, severe visibility, etc.
  - d. Non-advertising signs exclusively devoted to controlling property access (no trespassing, private property, keep out, no hunting, hiking trail, day use only, and similar instructional messages), provided the sign surface does not exceed the maximum size limitations of subsection 2. below.
  - e. Non-advertising signs marking an historically significant place, building or area when sanctioned by a national, state or local historic organization recognized by the planning commission, provided the sign surface does not exceed the maximum size limitations of subsection 2. below.
  - f. Signs that have been approved in conjunction with a valid site plan or zoning permit for any principal or accessory use, and signs required by federal or state agencies in connection with federal or state grant programs.

- g. Temporary real estate signs, not exceeding ten (10) square feet, on individual lots advertising a premise for sale or rent.
- h. Signs advertising sales such as garage, estate, auction, moving, and yard sales, which last no more than seven (7) consecutive days, provided the sign surface does not exceed the maximum size limitations of subsection 2. below.
- i. Political and noncommercial signs, provided the sign surface does not exceed the maximum size limitations of subsection 2. below.

2. Size Restrictions

The size of any publicly displayed sign, symbol or notice on a premises to indicate the name of the occupant, to advertise the business there transacted, to express non-commercial political views, or directing to some other locale, shall be regulated as follows:

<u>Use District</u>	<u>Maximum Size of Sign per Side</u>
R-1, R-2 and MH	Sixteen (16) square feet
C/R	Twenty-four (24) square feet
A, V and M	Forty (40) square feet

3. General Sign Regulations

In addition to the size limitations stated in Subsection 4.21.2, the following conditions shall apply to all signs and billboards erected in any use district:

- a. No sign, except non-illuminated residential name plates and signs specifically identified in subsection 1 above, shall be erected or altered until approved by the Zoning Administrator (ZA) or authorized by a Planning Commission (PC) approved site development plan. After the ZA or PC approval, the required sign permit shall be issued.
- b. No signs or billboards shall be located on any street corner which would obscure the vision of drivers using said streets, or conflict with traffic control signals at the intersection of any streets. No signs shall obstruct the vision of drivers at any driveway, parking lot or other route providing ingress or egress to any premises.
- c. Illumination of signs shall be directed, shaded or designed so as not to interfere with the vision of persons on the adjacent highway, streets or properties. The projected light shall not emanate beyond the sign and unnecessarily illuminate the night sky. Illuminated signs shall not be of the flashing, moving or intermittent type.
- d. In those instances where a business use or tourist service facility is not located directly on a major route, but is dependent upon passer-by traffic for support, not more than two (2) signs per business may be permitted in V, A and M Districts subject to review and approval of location by the Zoning Administrator. Not more than one (1) freestanding sign per six hundred sixty (660) feet of road frontage or per lot, may be allowed, EXCEPT if the signs are directional signs as provided by the Michigan Department of Transportation and approved by the Zoning Administrator. No off-premise signs shall be permitted in R-1, R-2, MH and C/R.
- e. All directional signs located along the highway, to direct traffic to a business off the highway, must conform to the standards used by the Michigan Department of Transportation for such signs. Wherever possible such directional signs will be clustered.
- f. Freestanding signs, pole signs or advertising pylons may be permitted in a required front yard for uses set ten (10) feet or more behind the front property line. No freestanding sign shall exceed a maximum of twenty (20) feet height, measured from the ground to the top of the sign, regardless of the zoning district.

- g. Both sides of any freestanding or overhanging sign may be used for display.
  - h. No sign shall project beyond or overhang the wall, roof or any architectural feature by more than five (5) feet. However, prior to the erection or overhanging of a sign in a public right-of-way, the sponsor of such sign shall receive the approval of the proper governmental agency having jurisdiction over such right-of-way (county or state).
  - i. Roof position signs or billboards are specifically prohibited.
  - j. The number of signs allowed will be decided by the Planning and Zoning Commission at the time of development plan review. Factors considered will include building size, location and length of street frontage, and lot size.
  - k. In no case shall a sign or signs exceed a total of ten percent (10%) of the building face to which they are attached.
  - l. Portable signs shall be prohibited, except where allowed for in this section or such signs have been approved by the Planning Commission as meeting a special purpose need and/or being appropriate for the particular need. Approved sandwich board portable signs shall not exceed twenty four (24) inches in width by forty eight (48) inches in height.
  - m. Advertising devices such as banners, balloons, flags, pennants, pinwheels, searchlights or other devices with similar characteristics are prohibited, except when used temporarily for period not to exceed fifteen (15) days to announce the opening of a new type of business or use by a new owner.
  - n. In the case of Special Events, which occur no more than once every six (6) months, advertising devices such as banners, balloons, flags, pennants, pinwheels, searchlights or other devices with similar characteristics, are permitted with Planning Commission approval, for a period of not more than seven (7) days prior to the event and shall be removed within one (1) day of the completion of the event.
  - o. In the case of seasonal recurring events, advertising devices such as banners, balloons, flags, pennants, pinwheels, searchlights or other devices with similar characteristics, are permitted with seasonal Planning Commission approval, such advertising devices shall not be used for a period of more than twenty-four (24) hours prior to the event and shall be removed immediately following the event.
  - p. Political signs: Political signs shall be removed within five (5) days after the election.
  - q. The use of any outdoor business or informational sign erected and in use at the date this amendment is enacted, may be continued. Such signs shall be designated as "Nonconforming Signs". The maintenance, reconstruction, alteration, discontinuation, and change in the nonconforming nature of a Nonconforming Sign shall be governed by Article VI, Section 4.02 – Nonconformities of this ordinance the same as for other nonconforming uses under this ordinance.
4. Off-premise signs and billboards regulated by the Michigan Department of Transportation under the Highway Advertising Act, P.A. 106 of 1972 and amendments, shall also be subject to the size limitations of Subsections 1. All other off-premise signs shall be subject to the limitations of Subsections 4.21 2 and 3.

#### **Section 4.22 Private Waterfront Access**

All private waterfront accesses will conform as a minimum to the width and square footage requirements for a platted lot within the "R-1" zone. A private access of the required minimum size can support a maximum use density of five (5) non-waterfront property dwelling units. An

additional twenty (20) feet of width and four thousand (4,000) square feet of land shall be provided for each additional non-waterfront dwelling unit over five (5) dwelling units.

#### **Section 4.23 Planned Unit Development**

1. **Intent**

The intent of the Planned Unit Development is to allow design and use flexibility on a given site while at the same time protecting present and future residents and public facilities from the adverse effects of unplanned or unregulated development. This approach allows the applicant to utilize innovative designs and methods to control the effects of development rather than having rigid numerical zoning standards dictate design parameters. The burden of proving a Planned Unit Development is within the parameters and intent of this Ordinance is completely upon the applicant. The Township Planning Commission is to be the judge of whether or not the design contains sufficient safeguards as to make the effects of the development compatible with the intent of this Ordinance. It is the expressed intent of this section to allow such items as setbacks, yards, parking spaces, type of dwelling unit and use to be regulated on an overall impact or gross development basis rather than individually for each lot, use, or structure.

2. **Criteria**

A Planned Unit Development shall be judged against the criteria outlined below. The discretionary judgmental process shall follow, first the procedures specified in this Article and second other conditions specified in this Ordinance, such as under the General Provisions and Supplemental Site Development Standards.

a. Size

A Planned Unit Development shall be of sufficient size to contain on the site both physically and aesthetically not only the development proposed but also any effects of such development that would ordinarily be apparent and different from the effects of permitted uses on the adjacent properties.

b. Internal Design Standards

A Planned Unit Development shall be designed so as to provide future users, residents, visitors, and public service personnel with light, air, privacy, circulation patterns, park areas, and public services equal to or greater than those required of the same uses in any zoning district where they are permitted.

c. External Effects

A Planned Unit Development shall be designed so as not to create any significant negative impact upon adjacent properties, residents, or public facilities.

3. **Approval Procedures**

a. Pre-Application Meeting

The procedure of application and approval of a PUD permit shall include one (1) or more informal conferences between the applicant and Zoning Administrator. The applicant shall inform the Zoning Administrator of the applicant's general intentions at this time. The Zoning Administrator may request or recommend the applicant request representatives from Township or County agencies (department of public works, fire department, county sheriff and other agencies) to attend such informal conferences. After consideration of comments from the pre-application meetings, the applicant shall prepare a preliminary plan.

b. Requirements of Preliminary Plan

Following the Pre-application Conference, the applicant may file a PUD application with the Zoning Administrator in order to receive a formal Planning Commission review of a Preliminary Planned Unit Development Plan for the subject property. The applicant shall submit eight (8) copies of Preliminary Planned Unit Development Plan with the PUD application, at least thirty (30) days prior to the date of the Planning Commission meeting at which a Public Hearing on the Plan is to be scheduled.

The Preliminary Planned Unit Development Plan shall provide all the information specified under **Section 7.01 (2) Site Plan Review-Site Plan Data Required**.

c. Planned Unit Development Review Procedure

- 1) **Public Hearing:** Township Planning Commission shall schedule, notice and conduct a public hearing on the Planned Unit Development Preliminary Plan.
- 2) **Approval / Action:** Following the public hearing, the Township Planning Commission shall approve, disapprove or approve subject to specified conditions / revisions to the proposed Planned Unit Development. If the required conditions or revisions are, in the opinion of the Planning Commission, substantive in nature, a second public hearing shall be held. Approvals shall be valid for twelve (12) months. If a final plan is not submitted within twelve (12) months the preliminary approval shall become null and void.
- 3) **Final Approval:** A final plan shall be prepared incorporating any changes specified as part of the preliminary approval. The Zoning Administrator shall review the final plan for compliance with the provisions of the preliminary approval. If found to be in compliance, the Zoning Administrator shall issue a final approval and shall notify appropriate agencies that construction permits may be issued. Final approval shall be valid for twelve (12) months. If construction permits are not obtained within this time, the approval shall become null and void.
- 4) **Performance Bonds:** To ensure compliance with the approved final plan, the Township may require a deposit, (cash, certified check, irrevocable bank letter of credit, or security bond), to cover the estimated cost of improvements. The performance guarantee shall be deposited, with the Township Clerk, at the time of the issuance of the permit authorizing the activities or project. The Township may not require the deposit of performance guarantee before the Township is prepared to issue the permit. The Township shall rebate or release any cash deposits in reasonable proportion to the ratio of work completed on the required improvements as work progresses.

4. **Fees**

Fees for PUD Project Master Plan review shall be established or revised by resolution of the Township Board of Trustees, as per Section 9.03 Fees.

## ARTICLE V: ZONING DISTRICTS AND MAP

### Section 5.01 Classification of Zoning Districts

For the purpose of this Ordinance, the following Zoning Districts shall be established in Banks Township:

A	Agricultural District
C/R	Conservation / Recreation District
R-1	Low density Residential District
R-2	Mixed Residential District
MH	Mobile Home District
V	"Village" District
M	Manufacturing District

### Section 5.02 Zoning Map

The areas assigned to each Zoning District and the boundaries thereof shown on the map entitled "Banks Township Zoning Map, Antrim County, Michigan" are hereby established, and said map and all proper notations and other information shown thereon are hereby made a part of this Zoning Ordinance.

### Section 5.03 Boundaries of Districts

Unless otherwise specified, the boundary lines of the Zoning Districts shall be interpreted as following along section lines, or customary subdivisions of sections, or centerlines of highways or streets, or the shoreline of waterways, or property lines of legal record at the office of the Antrim County Register of Deeds on the date of the enactment of the Zoning Ordinance. The official Zoning Map shall be the final authority in any dispute concerning district boundaries. The official map shall be kept up to date, with any amendments to the Ordinance involving changes to the official map noted and portrayed on said map.

The official zoning map, including legally adopted amendments, shall be designated as such by the signature of the Township Clerk. Where uncertainty exists as the exact district boundaries, the following shall prevail:

1. Where boundary lines are indicated as approximately following streets, alleys, or highways; the center lines of the said streets, alleys, or highways shall be considered to be exact boundary lines.
2. Boundaries indicated as approximately following lot lines shall be considered to follow said lot lines.
3. Where the application of the above rules leave a reasonable doubt as to the exact location of a district boundary, the provisions of the more restrictive district shall govern the entire parcel in question, unless determined otherwise by the Zoning Board of Appeals.

#### **Section 5.04 Zoning of Vacated Areas**

Whenever any street, alley, highway, or other public right-of-way within the Township have been abandoned by official government action, such right-of-way lands attach to and become part of the land adjoining. Such right-of-way property shall automatically acquire and be subject to the provisions of the Zoning District of the abutting property. In the case of an abandoned right-of-way which also serves as the district boundary, the centerline of the right-of-way shall be the district boundary.

#### **Section 5.05 Zoning of Filled Areas**

Whenever, after appropriate permits are obtained, any fill material is placed in any lake or stream so as to create a usable or buildable space, such fill area shall take on the Zoning District and accompanying provisions of the land abutting said fill area. No use on any lake or stream shall be allowed which does not conform to the Ordinance provisions on the property from which said property emanates. No fill material shall be placed in any lake or stream within the Township unless appropriate permits are obtained from the Michigan Department of Environmental Quality.

#### **Section 5.06 Zoning District Changes**

When district boundaries change, any non-conforming use may continue subject to all other applicable provisions of this Ordinance.

## ARTICLE VI: DISTRICT REGULATIONS

### Section 6.01 Agricultural (A)

The following provisions shall apply to the Agricultural District (A).

#### Section 6.01.1 Intent

The predominant land uses in this District are primarily agricultural and rural in character, including agricultural uses mixed with water bodies, forestlands and open lands. It is the intent of this Ordinance to conserve and promote the general continuance of these uses, where suitable conditions exist. The other land use prominent in the agricultural district is rural residential, which is compatible with the agricultural uses and will be allowed to continue.

The provisions of this section also recognize the gradual extension of other property uses into the district, and the importance of adopting good standards to guide such developments, if properly integrated, the inclusion of such uses is provided by special approval.

#### Section 6.01.2 Permitted Uses

Except as otherwise provided by **Section 1.05** *Limitations of Zoning Ordinance*, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Single-family dwellings.
2. Child or adult daycare facilities serving six (6) or fewer clients.
3. Agriculture, including both general and specialized farming, tree farms and forestry.
4. Roadside stands for the sale of farm product, provided that not less than fifty (50) percent of the goods offered for sale shall have been produced on the premises; and provided further, that the facilities for entry to and exit from the premises and adequate off-street parking are available.
5. Agricultural warehouses and non-animal agricultural processing plants.
6. Plant nurseries and greenhouses.
7. Home occupations conducted completely inside the residence, subject to the provisions of **Section 4.12.1** *Home Business*.
8. Accessory buildings and uses customarily incidental to the above permitted uses.

#### Section 6.01.3 Uses Subject to Special Approval

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 8.02** *Uses Subject to Special Approval*.

1. Clustered residential development, subject to the provisions of **Section 8.03** *Supplemental Site Development Standards*.
2. Public buildings and facilities.
3. Churches and related religious buildings.
4. Cemeteries.
5. Golf courses and country clubs.
6. Public and private campgrounds.

7. Private airports and landing strips.
8. Fire control structures.
9. Kennels, veterinary clinics and animal hospitals.
10. Non-domestic furbearing animals when confined in cages not less than two hundred (200) feet from any property line.
11. Animal processing facilities, subject to United States Department of Agriculture and local District Health Department.
12. Planned Unit Developments
13. Additional dwellings for farm employees.
14. Migrant workers' facilities approved in accordance with state law.
15. Forest product processing and sales.
16. Sand and gravel excavation, subject to the provisions of **Section 8.03 Supplemental Site Development Standards**.
17. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 4.12.2 Home Business**.
18. Accessory buildings and uses customarily incidental to the above special approval uses.

#### **Section 6.01.4 Dimensional Regulations**

Structures and uses in the Agricultural District are subject to the area, height, bulk and placement requirements in Section 6.08 Schedule of Regulations.

#### **Section 6.02 Conservation / Recreation (C/R)**

The following provisions shall apply to the Conservation / Recreation District (C/R).

##### **Section 6.02.1 Intent**

The land uses in this district are intended to promote the proper use, enjoyment and conservation of water, land, topographic and forest resources of the Township particularly adapted to recreational and forest uses.

The provisions of this section also recognize the gradual extension of other property uses into the district, and the importance of adopting good standards to guide such developments, if properly integrated, the inclusion of such uses is provided by special approval.

##### **Section 6.02.2 Permitted Uses**

Except as otherwise provided by **Section 1.05 Limitations of Zoning Ordinance**, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Single-family dwellings.
2. Bed and breakfast facilities.
3. Child or adult daycare facilities serving six (6) fewer clients.
4. Agriculture, including both general and specialized farming, tree farms and forestry.
5. Public or noncommercial private parks, playgrounds and recreation areas.
6. Hunting and fishing.
7. Home occupations conducted completely inside the residence, subject to the provisions of **Section 4.12.1 Home Business**.
8. Accessory buildings and uses customarily incidental to the above permitted uses.

### **Section 6.02.3 Uses Subject to Special Approval**

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 8.02 Uses Subject to Special Approval**.

1. Clustered residential development, subject to the provisions of **Section 8.03 Supplemental Site Development Standards**.
2. Forest products, processing and sales.
3. Private resorts and clubs.
4. Summer camps.
5. Fire control structures.
6. Campgrounds, not less than 10 acres.
7. Snowmobile trails (public and commercial).
8. Marina and boat launch areas.
9. Sand and gravel excavation subject to the provisions of **Section 8.03 Supplemental Site Development Standards**.
10. Planned Unit Developments
11. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 4.12.2 Home Business**.
12. Accessory buildings and uses customarily incidental to the above special approval uses.

### **Section 6.02.4 Dimensional Regulations**

Structures and uses in the Conservation / Recreation District are subject to the area, height, bulk and placement requirements in Section 6.08 Schedule of Regulations.

### **Section 6.03 Low Density Residential (R-1)**

The following provisions shall apply to the Low Density Residential District (R-1).

#### **Section 6.03.1 Intent**

The land uses in this District are intended to encourage an environment of predominantly low density residential structures located on individual lots along with other residential related facilities which serve the residents within the District.

#### **Section 6.03.2 Permitted Uses**

Except as otherwise provided by **Section 1.05 Limitations of Zoning Ordinance**, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Single-family dwellings.
2. Two-family dwellings.
3. Public parks, playgrounds or recreation facilities.
4. Child or adult daycare facilities serving six (6) or fewer clients.
5. Agriculture, including both general and specialized farming, tree farms and forestry.

6. Home occupations conducted completely inside the residence, subject to the provisions of **Section 4.12.1 Home Business**.
7. Accessory buildings and uses customarily incidental to the above permitted uses.

### **Section 6.03.3 Uses Subject to Special Approval**

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 8.02 Uses Subject to Special Approval**.

1. Clustered residential development, subject to the provisions of **Section 8.03 Supplemental Site Development Standards**.
2. Multi-family dwellings.
3. Bed and breakfast facilities.
4. Convalescent or nursing homes.
5. Senior citizen housing facilities.
6. Public buildings and facilities.
7. Churches and related religious buildings.
8. Cemeteries, on a minimum of twenty (20) acres.
9. Golf courses or country clubs.
10. Public and private campgrounds, not less than 10 acres.
11. Planned Unit Developments
12. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 4.12.2 Home Business**.
13. Accessory buildings and uses customarily incidental to the above special approval uses.

### **Section 6.03.4 Dimensional Regulations**

Structures and uses in the Low Density Residential District are subject to the area, height, bulk and placement requirements in Section 6.08 Schedule of Regulations.

### **Section 6.04 Mixed Residential (R-2)**

The following provisions shall apply to the Mixed Residential District (R-2).

#### **Section 6.04.1 Intent**

The Mixed Residential (R-2) District is designed to provide a location within the Township for dwelling units containing a mixture of densities and housing types. Those structures which offer an alternative to single family residential detached housing (while still adhering to the low to medium density character of the community) will be permitted in this District. This District shall be located adjacent to the Village of Ellsworth to facilitate access to commercial activities and services.

#### **Section 6.04.2 Permitted Uses**

Except as otherwise provided by **Section 1.05 Limitations of Zoning Ordinance**, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Single-family dwellings.
2. Two-family dwellings.

3. Public parks, playgrounds or recreation facilities.
4. Child or adult daycare facilities serving six (6) or fewer clients.
5. Agriculture, including both general and specialized farming, tree farms and forestry.
6. Home occupations conducted completely inside the residence, subject to the provisions of **Section 4.12.1 Home Business**.
7. Accessory buildings and uses customarily incidental to the above permitted uses.

#### **Section 6.04.3 Uses Subject to Special Approval**

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 8.02 Uses Subject to Special Approval**.

1. Clustered residential development, subject to the provisions of **Section 8.03 Supplemental Site Development Standards**.
2. Multi-family dwellings.
3. Bed and breakfast facilities.
4. Convalescent or nursing homes.
5. Senior citizen housing facilities.
6. Public buildings and facilities.
7. Churches and related religious buildings.
8. Planned Unit Developments
9. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 4.12.2 Home Business.0**
10. Accessory buildings and uses customarily incidental to the above special approval uses.

#### **Section 6.04.4 Dimensional Regulations**

Structures and uses in the Mixed Residential District are subject to the area, height, bulk and placement requirements in Section 6.08 Schedule of Regulations.

#### **Section 6.05 Mobile Home Park District (MH)**

The following provisions shall apply to the Mobile Home Park District (MH).

##### **Section 6.05.1 Intent**

The purpose of the provisions of this District is to preserve the interests of the various types of residential developments which should be permitted in every community for the protection of residents of any mobile home type development, these regulations are considered as a minimum standard to be applied to all mobile home park developments in the Township.

##### **Section 6.05.2 Permitted Uses**

Except as otherwise provided by **Section 1.05 Limitations of Zoning Ordinance**, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Single-family dwellings.
2. Child or adult daycare facilities serving six (6) fewer clients.
3. Public parks, playgrounds or recreation facilities.

4. Manufactured or mobile home developments.
5. Home occupations conducted completely inside the residence, subject to the provisions of **Section 4.12.1 Home Business**.
6. Accessory buildings and uses customarily incidental to the above permitted uses.

### **Section 6.05.3 Uses Subject to Special Approval**

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 8.02 Uses Subject to Special Approval**.

1. Public buildings and facilities.
2. Churches and related religious buildings.
3. Planned Unit Developments
4. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 4.12.2 Home Business**.
5. Accessory buildings and uses customarily incidental to the above special approval uses.

### **Section 6.05.4 Dimensional Regulations**

Structures and uses in the Mobile Home Park District are subject to the area, height, bulk and placement requirements in Section 6.08 Schedule of Regulations.

### **Section 6.06 "Village" District (V)**

The following provisions shall apply to the "Village" District (V).

#### **Section 6.06.1 Intent**

The purpose in creating the "Village" District (V) is to provide a compatible mix of commercial and residential uses in the unincorporated area of Atwood.

The requirements are intended to protect and stabilize the basic qualities of the District, and to provide suitable and safe conditions for family living and small commercial businesses.

#### **Section 6.06.2 Permitted Uses**

Except as otherwise provided by **Section 1.05 Limitations of Zoning Ordinance**, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Single-family dwellings.
2. Two-family dwellings.
3. Public parks, playgrounds or recreation facilities.
4. Child or adult daycare facilities serving six (6) or fewer clients.
5. Restaurants and bars, except drive-through restaurants.
6. Retail sales, within an enclosed building, and without a drive through window.
7. Banks and financial services, except facilities with drive-through windows.
8. Business and personal services.
9. Professional offices.
10. Funeral Homes.

11. Public utility buildings without storage yards.
12. Public buildings and facilities.
13. Civic, social and fraternal organization facilities.
14. Motels and resorts.
15. Home occupations conducted completely inside the residence, subject to the provisions of **Section 4.12.1 Home Business**.
16. Accessory buildings and uses customarily incidental to the above permitted uses.

### **Section 6.06.3 Uses Subject to Special Approval**

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 8.02 Uses Subject to Special Approval**.

1. Multiple-family dwellings.
2. Residential dwellings on the second floor of commercial structures.
3. Gasoline / Service Station.
4. Sale of motor vehicles.
5. Outdoor sales facilities.
6. Any use permitted in the "Village" district with a drive-through window.
7. Churches and related religious buildings.
8. Child or adult daycare facilities serving more than six (6) clients
9. Group foster care facilities.
10. Convalescent or nursing homes.
11. Building materials sales.
12. Carpentry, plumbing and electrical sales, services and contracting offices.
13. Machine shop.
14. Warehouses and storage buildings, but not including commercial bulk storage of flammable liquids and gases.
15. Car Wash Facilities, subject to the provisions of **Section 8.03 Supplemental Site Development Standards**.
16. Transmission and Communication Towers, subject to the provisions of **Section 8.03 Supplemental Site Development Standards**.
17. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 4.12.2 Home Business**.
18. Accessory buildings and uses customarily incidental to the above special approval uses.

### **Section 6.06.4 Dimensional Regulations**

Structures and uses in the "Village" District are subject to the area, height, bulk and placement requirements in Section 6.08 Schedule of Regulations.

### **Section 6.07 Manufacturing (M)**

The following provisions shall apply to the Manufacturing District (M).

#### **Section 6.07.1 Intent**

The Manufacturing (M) District is designed to provide for a variety of manufacturing and light industrial uses, in areas of the Township which afford direct access to all-weather highways. All uses in the Manufacturing District are subject to Special Approval.

### **Section 6.07.2 Uses Subject to Special Approval**

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 8.02 Uses Subject to Special Approval**.

1. Building materials sales.
2. Carpentry, plumbing and electrical sales, services and contracting offices.
3. Machine shop.
4. Warehouses and storage buildings, but not including commercial bulk storage of flammable liquids and gases.
5. Production, processing, assembly, manufacturing or packaging of goods or materials which do not emanate noise, smoke, odors, dust, dirt, noxious gases, glare, heat, vibration, electrical, or any similar nuisances. Such facilities may include testing, repair, storage, distribution and sale of such products.
6. Sand and gravel excavation, subject to the provisions of **Section 8.03 Supplemental Site Development Standards**.
7. Outdoor storage facilities, including self-storage facilities.
8. Sexually Oriented Businesses, subject to the provisions of **Section 8.03 Supplemental Site Development Standards**.
9. Gas and Oil Processing Facilities, subject to the provisions of **Section 8.03 Supplemental Site Development Standards**.
10. Accessory buildings and uses customarily incidental to above special approval uses.

### **Section 6.07.3 Dimensional Regulations**

Structures and uses in the Manufacturing District are subject to the area, height, bulk and placement requirements in Section 6.08 Schedule of Regulations.

**Section 6.08 Schedule of Regulations**

Zoning District	District Name	Minimum Lot Area		Maximum Height of Structure		Minimum Yard Setbacks			Min. D. U. Width	Max % of Lot Coverage
		Area s.f.	Width	Stories	Feet	Front	Side	Rear		
A	Agricultural	20 ac (e) (f)	200'	2.5	35' (i)	35' (b) (g)	20'	25'	20'	20%
C/R	Conservation / Recreation	20,000 (f)	150'	2.5	35' (i)	50' (b) (g)	20' (h)	35'	20'	30%
R-1	Low Density Residential	20,000 (c) (f)	100'	2.5	35' (i)	50' (b) (g)	10'	35'	20'	35%
R-2	Mixed Residential	17,500 (c) (f)	100'	2.5	35' (i)	35' (b) (g)	10'	25'	14'	35%
MH	Mobile Home District	12,000	100'	2.5	35'	20'	10'	15'	14'	35%
V	Village	10,000 (c)	-----	2.5	35'	35' (b)	5' (d)	10' (e)	20'	35%
M	Manufacturing	S.I. 2 ac I.P. 40 ac	150'	2.5	35'	50'	25'	25'	-----	-----

S.I. Single Industry  
I.P. Industrial Park

Footnotes to Schedule of Regulations:

- a. A parcel smaller in size than the required twenty (20) acre minimum may be allowed as a split, provided the original parcel shall be at least twenty (20) acres. The resulting lot or lots shall have a maximum of one hundred (100) feet of road frontage, and shall not be more than 1 acre in size.
- b. For lots which border a lake or a stream, the minimum structure setback on the waterfront side shall be fifty (50) feet from the ordinary high water mark.
- c. The following Minimum Lot Area shall be required for residential uses in the R-1, R-2 and "V" Districts:

One Family	As provided for in the Schedule of Regulations Table (Section 6.09)
Two Family	7,000 square feet for each dwelling unit.
Multiple Family	8,000 square feet for first dwelling unit, plus 5,000 square feet additional for each additional 3 or more bedroom units and 4,000 square feet additional for each additional two-bedroom unit and 3,000 square feet for each additional one bedroom or efficiency unit. Lot sizes subject to <b>Section 4.14 Water Supply and Sewage Disposal Facilities.</b>
Tourist or Lodging Houses	10,000 square feet, plus an additional 500 square feet for each non-resident person accommodated.
- d. Side yards shall be increased in the Village District (V), where adjacent to any Conservation/Recreation or Residential District. In such cases the adjacent District regulations will apply.
- e. Rear yards shall be increased in the Village District (V), where a rear lot abuts any Conservation/Recreation or Residential District. In such cases the adjacent District regulations will apply.
- f. The minimum lot size shall be used as the basis for determining the density for clustered residential developments. The allowable density for clustered residential development shall be calculated by dividing the parcel size by the minimum lot area allowed in the specific zoning district, the resulting number shall be rounded down to the whole number for the maximum number of dwelling units allowed.
- g. Clustered Residential developments located on a major thoroughfare or collector road shall be setback at least seventy (70) feet from the road right-of-way.
- h. For lots of record, less than one hundred fifty (150) feet wide, the side yard setback shall be reduced to ten (10) feet.
- i. Exceptions to height standards for Agricultural Uses. The maximum height of permitted agricultural accessory structures that are essential and customarily used in agricultural operations associated with a farm shall be forty-five (45) feet, except that the maximum height of silos shall be one hundred (100) feet, provided that all such accessory farm structures shall be located at least one hundred (100) feet from any residential dwelling other than the dwelling on the lot or parcel where the accessory farm structures are located.

## ARTICLE VII: SITE PLAN REVIEW

### Section 7.01 Site Plan Review (All Districts)

Site plans give the Planning commission an opportunity to review development proposals in a concise and consistent manner. The use of the site plan ensures that the physical changes in the property meet with local approval and that development actually occurs as it was promised by the developer.

1. Circumstances Requiring a Site Plan: Site plans are required for the following uses:
  - a. All new uses except one-family or two-family residential units.
  - b. Expansion or renovation of an existing use, other than one-family or two-family residential use, which increases the existing floor space more than twenty five (25) percent.
  - c. Changes of use for an existing structure or lot.
  - d. Other uses as required by this Ordinance.
  
2. Site Plan Data Required: Each site plan submitted shall contain the following information unless specifically waived, in whole or in part by the Township Planning Commission.
  - a. The name and address of the property owner.
  - b. The date, north arrow, scale and name of the individual or firm responsible for preparing said plan. The scale must be at least one (1) inch = fifty (50) feet for parcels under three (3) acres and not less than one (1) inch = one hundred (100) feet for parcels three (3) acres or more.
  - c. The boundary lines of the property, to include all dimensions and legal description.
  - d. The location of all existing and proposed structures on the site, including proposed drives, walkways, signs, exterior lighting, adequate parking for the proposed uses (show the dimensions of a typical parking stall and parking lot), loading and unloading areas, if necessary, common use areas and recreational areas and facilities.
  - e. The location and width of all abutting rights-of-way.
  - f. The location of existing environmental features, such as streams, wetlands, shorelands, mature specimen trees, wooded areas or any other unusual environmental features.
  - g. The location and identification of all existing structures within a two hundred (200) foot radius of the site.
  - h. The existing zoning district in which the site is located and the zoning of adjacent parcels. In the case of a request for a zoning change, the classification of the proposed new district must be shown.
  - i. The location of all existing and proposed landscaping as well as all existing and proposed fences or walls.
  - j. A location sketch of the proposed use or structure.
  - k. The type, location and size of all existing and proposed utilities.
  - l. The location, size and slope of all surface and subsurface drainage facilities.
  - m. Summary tables, cross-sections and/or floor plans should be included with site plans for proposed structures, giving the following information:
    - 1) The number of units proposed, by type, including a typical floor plan for each unit.

- 2) The area of the proposed units in square feet, as well as area dimensions of driveways and staging areas.
  - 3) Typical elevation drawings of the front and rear of each building.
  - n. The topography of the existing and finished site shall be shown by contours or spot elevations. Where the existing slope on any part of the site is ten percent (10%) or greater, contours shall be shown at height intervals of two (2) feet or less.
  - o. Anticipated hours of operation for proposed use. The Planning Commission may impose reasonable limits to hours of operation as a condition of site plan approval when warranted to assure compatibility with surrounding land uses.
  - p. The Planning Commission can waive any or all of the above site plan requirements, when it finds those requirements are not applicable to the proposed development.
3. Submittal and Approval Procedures: Eight (8) copies of the proposed site plan, including all required additional or related information, shall be presented to the Zoning Administrator's office by the petitioner or property owner or his designated agent at least thirty (30) days prior to the Planning Commission meeting where the site plan will be considered. The Zoning Administrator shall cause the submittal to be placed on the agenda of the next regular Planning Commission meeting.

The Planning Commission shall have the responsibility and authorization to approve, disapprove or approve with modifications, the Site Plan in accordance with requirements of the zoning district in which the proposed use is located and shall further consider the following criteria:

- a. The sewage disposal and water systems meet the applicable health and sanitary codes and ordinances.
- b. The location and nature of the use will not be in conflict with any principal permitted use of the district or neighborhood.
- c. The use will not create any major traffic problem or hazard.
- d. The use will not be any more objectionable to adjacent and nearby properties than would be any permitted principal use of the district by reason of traffic, noise, vibration, dust, fumes, smoke, odor, fire hazard, glare, flashing lights, or disposal of waste and sewage.
- e. The use will not discourage or hinder the appropriate development and use of adjacent premises and the neighborhood.

Any conditions or modifications desired by the Planning Commission shall be recorded in the minutes of the appropriate Planning Commission meeting.

4. Site Plan Amendments:  
An approved Site Plan may be submitted following the provisions of Subsection 3 "Submittal and Approval Procedures" shall be followed.
5. Administrative Fees: Any Site Plan application shall be accompanied by a fee, in an amount to be determined by the Township Board of Trustees, as per Section 9.03 Fees. Such fee shall be for the purpose of payment for the administrative costs and services expended by the Township in the implementation of this Section and the processing of the application. Such fee may be used to reimburse another party retained by the Township to provide expert consultation and advise regarding the application. The Township may return any unused portion of the fee to the applicant. Any costs of special meetings called to review site plans shall be paid by the applicant.

## ARTICLE VIII: USES SUBJECT TO SPECIAL APPROVAL AND SUPPLEMENTAL SITE DEVELOPMENT STANDARDS

### Section 8.01 General Requirements

Uses requiring special approval shall be subject to the general provisions of the zoning district where located in addition to applicable provisions of this Article to prevent conflict with or impairment of the other uses or uses permitted by right of the district. Each use shall be considered an individual case.

### Section 8.02 Uses Subject to Special Approval

1. Application shall be submitted through the office of the Zoning Administrator, to the Planning Commission, on a special form provided for that purpose, and shall include the following:
  - a. Site plan prepared under the requirements of **Section 7.01 (2) Site Plan Review (All Districts) - Site Plan Data Required.**
  - b. Name and address of applicant and owner of the premises.
  - c. Description of proposed use, including parking facilities, if required, and any exceptional traffic situation the use may occasion.
  - d. A statement by applicant appraising the effect on the neighborhood.
  - e. The application shall be accompanied by the fee established by the Township Board of Trustees.
  
2. A public hearing shall be held for all special approval requests. The Zoning Administrator shall provide notice of the special approval request and public hearing as required by Township Zoning Act 184 of 1943 as amended (MCL 125.286b). The notice shall be given not less than 5 days and not more than 15 days before the date the application will be considered. The notice shall describe the nature of the special approval request, indicate the subject property, state when and where the special approval request will be considered, and when and where the written comments will be received concerning the request. Notices shall be provided as follows:
  - a. One notice shall be published in a newspaper which circulates generally in the Township.
  - b. Notice shall be sent by mail or personal delivery to the owners of the subject property.
  - c. Notice shall be sent by mail or personal delivery to the owners of property within 300 feet of the boundary of the subject property.
  - d. Notice shall be sent by mail or personal delivery to all the occupants of structures within 300 feet of the boundary of the subject property. If a structure contains more than one dwelling unit or spatial area, 1 occupant of each dwelling unit or spatial area shall receive notice. In the case of a structure containing more than 4 dwelling units or other distinct spatial areas, notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure.

3. Standards for granting Special approval:

Approval of a special approval proposal shall be based on the determination that the proposal, will comply with all applicable requirements of this Ordinance, including site plan review criteria set forth in **Section 7.01**, applicable site development standards for specific uses set forth in **Section 8.03**, and the following standards:

a. Compatibility with Adjacent Land Uses

The proposed special approval shall be designed, constructed, operated and maintained to be compatible with uses on surrounding land. The site design of the proposed special approval shall minimize the impact of site activity on surrounding properties. In determining whether this requirement has been met, consideration shall be given to:

- 1) The location and screening of vehicular circulation and parking areas in relation to surrounding development.
- 2) The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.
- 3) The hours of operation of the proposed use. Approval of a special approval request may be conditioned upon operation within specified hours considered appropriate to ensure minimal impact on surrounding uses.
- 4) The bulk, placement and materials of construction of the proposed use in relation to surrounding uses.
- 5) Proposed landscaping and other site amenities. Additional landscaping over and above the requirements of this Ordinance may be required as condition of the special approval.

b. Public Services

The proposed special approval shall be located so as to be adequately served by essential public facilities and services, such as highways, streets, emergency services, drainage systems, water and sewage facilities, and schools, unless the proposal contains an acceptable plan for providing necessary services or evidence that such services will be available by the time the special approval is established.

c. Impact of Traffic

The location of the proposed special approval within the zoning district shall minimize the impact of the traffic generated by the proposed use. In determining whether this requirement has been met, consideration shall be given to the following:

- 1) Proximity and access to major thoroughfares.
- 2) Estimated traffic generated by the proposed use.
- 3) Proximity and relation to intersections.
- 4) Adequacy of driver sight distances.
- 5) Location of and access to off-street parking.
- 6) Required vehicular turning movements.
- 7) Provisions for pedestrian traffic.

d. Detrimental Effects

The proposed special approval shall not involve any activities, processes, materials, equipment, or conditions of operation, and shall not be located or designed so as to be detrimental or hazardous to persons or property or to public health, safety, and welfare. In determining whether this requirement has been met consideration shall be given to the level of traffic noise, vibration, smoke, fumes odors, dust, glare and light.

- e. Economic Well-Being of the Community  
The proposed special approval shall not be detrimental to the economic well-being of those who will use the land or residents, businesses, landowners, and the community as a whole.
  - f. Compatibility with Natural Environment  
The proposed special approval shall be compatible with the natural environment and conserve natural resources and energy.
4. The Planning Commission may deny, approve, or approve with conditions, requests for special approval, based on the standards above.
  5. The Zoning Administrator shall have the right to inspect any special approval use, to ensure continued compliance with the conditions of the special approval.

### **Section 8.03 Supplemental Site Development Standards**

Those permitted uses and uses allowed by Special Approval enumerated in any zoning district, if included below, shall be subject to the following conditions and requirements, in addition to the standards specified in Section 8.02.3:

1. Businesses with Drive-Through Services, including Restaurants
  - a. The main and accessory buildings shall be set back a minimum of forty (40) feet from any adjacent right-of-way line or residential property line.
  - b. There shall be provided on the sides abutting or adjacent to a residential district or use a six (6) feet completely obscuring wall, fence or landscape screen, measured from the surface of the ground on the abutting residential district or use.
2. Campgrounds
  - a. A minimum lot size shall be ten (10) acres.
  - b. The lot shall provide direct vehicular access to a public street or road. The term "lot" shall mean the entire campground or travel trailer park.
  - c. Each lot shall be provided with at least one (1) public phone.
  - d. All sanitary stations, privies, or any sanitary facilities shall be located not less than one hundred (100) feet from property lines.
  - e. Campground perimeter shall be completely screened by natural terrain, neatly finished and well maintained wooden fence or masonry wall, or by well maintained live evergreens.
  - f. Campsites shall be located not less than fifty (50) feet from property lines.
3. Car Wash Facilities
  - a. Vacuuming activities may be carried out in the rear yard and at least fifty (50) feet distance from any adjoining residential use. In lieu of providing this requirement, a five (5) foot masonry wall may be erected in a manner that will shield residential uses from undue noise pollution due to said vacuuming activities.
  - b. The entrances and exits of the facility shall be from within the lot and not directly to or from 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.
4. Clustered Residential Development  
The intent of Clustered Residential Development is to allow single family dwellings to be developed with varied yard and setback requirements on parcels of land which have

natural assets that should be preserved or that have characteristics which would make development difficult to accomplish under the usual land development approach. The Clustered Residential Development provision is intended to provide flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; encourage useful open space, and provide better housing.

Since preservation of natural resources and the protection of the natural environment are important objectives, great care and much diligence must be taken when evaluating the potential development of a parcel of land and application of the provisions contained herein.

The proposed cluster housing development shall incorporate the following building and development design features:

- a. **Dwelling Units.** Single family dwelling units permitted within the Cluster Housing Option may be attached and/or detached, or any combination thereof within the limitations of the requirements set forth herein. No more than four (4) attached single family units may be contained within one structure.
- b. **Attached Dwelling Unit Design.** So as to prevent the development of attached cluster housing units that are not compatible in terms of general character or layout with the surrounding development and natural environment, the following design guidelines shall be complied with:
  - 1) In the case of attached cluster units that are generally rectangular in shape, the common walls of the adjoining dwelling units shall not overlap by more than thirty (30) percent. However, common garage wall may overlap for their full distance on both sides.
  - 2) In the case of attached cluster units that are irregular in shape, the applicant shall demonstrate to the satisfaction of the Planning Commission that the building layout effectuates an offset between units and results in a design that is compatible with the natural environment and existing surrounding development.
- c. **Lot Standards.** Minimum lot area, minimum lot width, minimum setbacks, and maximum lot coverage standards may be reduced with Planning Commission approval, provided the total project density is no greater than allowed according to **Section 6.08 Schedule of regulations**. All setbacks shall be measured from the edge of the proposed right-of-way of any street which is abutting, adjacent, or within the cluster development. The minimum setback from the right-of-way line of a major thoroughfare or collector road shall be seventy (70) feet. In no instance shall a dwelling unit directly access onto a major thoroughfare or collector road.
- d. **Density.** The maximum density of development (dwelling units per acre) shall be based on the standards set forth in **Section 6.08**. Underwater areas, such as lakes, streams, ponds, and similar watercourses shall not be included as part of the total lot area in the calculation of density, except where such underwater areas are proposed to be constructed by the applicant, in which case fifty (50) percent of the proposed underwater area can be included in the calculation of density.

- e. Off-street Parking. The minimum number of parking spaces shall be based on the requirements of **Section 8.04**.
- f. Screening or Buffering: A landscape buffer, landscaped berm or fence (per Section 4.13) shall be provided along the entire property line abutting a major thoroughfare or collector road. The landscape buffer, landscaped berm or fence shall not be within a required side or rear yard setback.
- g. Open Space. At least twenty-five (25) percent of the total land area shall be designated as permanent open space. The open space may consist of areas which contain physical characteristics that limit the development potential such as steep slopes or wetlands.  
The required open space shall be set aside by the developer in a conservation easement or a deed restrictions placed on the property, whereby the open space shall be developed according to an approved site plan, and shall never be changed to another use. Said conveyance shall specify that the open space is an integral component in the overall development for the use and enjoyment of the residents within the cluster housing development.
- h. Landscaping. Any site plan submitted for approval under the Clustered Residential Development shall retain as much natural vegetation as practicable. All trees and other vegetation which the applicant does not intend to remove shall be indicated on the site plan. All such natural vegetation so designated shall be left remaining on the site in a living condition upon completion of the development. If any natural vegetation so designated to be retained is not living or is destroyed as a result of any action related to construction or land development, said vegetation shall be replaced with landscaping that the Planning Commission determines is substantially similar to the designated natural vegetation. Said landscaping must be replaced prior to issuance of a Certificate of Occupancy unless, upon approval of the Planning Commission and Zoning Administrator, the applicant deposits a financial guarantee with the Township Clerk to insure completion of required landscaping. The financial guarantee shall be deposited in accordance with the requirements set forth in **Section 9.04**.

5. Gas and Oil Processing Facilities

- a. The facility shall comply with all federal, state and local building, environmental and health codes and regulations.
- b. The applicant shall provide copies of the application for permit to drill, survey record of well location, and plat, as provided to the Supervisor of Wells, Department of Natural Resources, as part of the permit process for the location and erection of oil and gas processing facilities.
- c. The facility may incorporate surface land owned or leased by the oil and/or gas company. If leased, the lease documents shall be submitted to the Planning Commission, and the Township Board of Trustees shall be informed of the length of the lease.
- d. Because the subject facilities are industrial in nature, the required site plan shall also show adequate visual and sound privacy from adjacent property and public roads. Forested greenbelt, berms, attractive fence screen, landscaping, mufflers, insulation, or other contrivances may be used to insure compliance with visual and sound privacy of the adjacent properties.
- e. In the event the facility is no longer required or is not used for two (2) years, the existing facility shall be removed and the area restored to its original state.
- f. The sound level of the facility shall not exceed sixty (60) decibels as measured four hundred and fifty (450) feet in any direction from the facility.

- g. The facility shall be built no closer than four hundred and fifty (450) feet from an existing dwelling.
- h. The facility shall be built no closer than one hundred (100) feet from any public road.

6. Gasoline / Service Station

- a. Minimum lot size shall be fifteen thousand (15,000) square feet for a Service station or repair garage and twelve thousand (12,000) square feet for a filling station.
- b. Minimum lot width shall be one hundred twenty (120) feet for a service station or repair garage and one hundred (100) feet for a filling station.
- c. An automobile service station building, repair garage or main building for a filling station shall be located not less than forty (40) feet from the street right-of-way or less than twenty-five (25) feet from the side or rear lot line of any adjoining residential property or less than ten (10) feet from the side or rear lot line of adjoining commercial or industrial property.
- d. No ingress or egress to an automobile service station, public garage or filling station, shall be closer than twenty-five (25) feet from any intersection or residential property line abutting the property on which such facility is located.
- e. The entire lot, excluding those areas occupied by a building or landscaped areas, shall be hard-surfaced with concrete or a plant mixed bituminous material.
- f. All lubrication equipment, hydraulic hoists and pits shall be completely enclosed within a building. All gasoline pumps shall be located not less than twenty-five (25) feet from any lot line and shall be arranged so that motor vehicles may be provided easy egress and ingress to and from the adjoining street, and so that no portion of the vehicle while it is stopped for service, shall overhang onto a sidewalk, curb, street or public right-of-way.
- g. When adjoining residential property, a masonry wall shall be constructed parallel to the property line of such residential property as required in **Section 4.16 Fences, Walls and Hedges**. All masonry walls shall be protected by a fixed curb or other barrier to prevent vehicular contact.
- h. All outside storage areas for trash, used tires, auto parts and similar items shall be enclosed by a masonry wall at least five (5) foot high (**Section 4.16 Fences, Walls and Hedges**). Outside storage or parking of disabled, wrecked or partially dismantled vehicles shall be allowed for a period not to exceed fifteen (15) days.
- i. The sale or rental of used or new vehicles, including trailers or recreational vehicles on the premises, is prohibited.
- j. The property on which the automobile service station, repair garage or filling station is located shall be no closer than five hundred (500) feet from a vehicular entrance or exit to a hospital, library, museum, public or private school, playground, church or park.
- k. All exterior lighting, including signs, shall be hooded or shielded so that glare shall be shielded from the view of adjacent properties.
- l. On a corner lot, both street frontage sides shall conform to all applicable front yard regulations of this ordinance.

7. Kennels or Veterinary Hospital

- a. All kennels or veterinary hospitals shall be operated in conformance with County and State regulations.
- b. Animals shall be confined in a fenced area to preclude their approaching nearer than one hundred (100) feet to any dwelling on adjacent premises or nearer than fifty (50) feet from the property line, which ever is greater.

- c. The facility shall be so constructed and maintained that odor, dust, noise or drainage shall not constitute a nuisance or hazard to adjoining premises.
- d. All principal use activities shall be included within an enclosed main building.

8. Manufactured Home Developments

Manufactured home developments shall be permitted in the Mobile Home District, MH, after a hearing by the Planning Commission, provided the following conditions are satisfied:

- a. Manufactured home parks for the location of three (3) or more manufactured or mobile dwelling units shall be developed pursuant to the requirements of The Mobile Home Commission Act, Public Act 96 of the State of Michigan, 1987, and shall be licensed by the State of Michigan according to the Act.
- b. Internal roads in manufactured housing developments shall have access to a public thoroughfare or be connected to such road by a permanent easement, shall be hard surface, and shall follow additional requirements of Manufactured Housing Commission Rules 920-923. Each home site shall be provided with two (2) parking spaces. A minimum of one (1) additional parking space for every three (3) home sites for visitor parking shall be provided within five hundred (500) feet of the home sites. Additional parking requirements per Manufactured Housing Commission Rules 925-926 shall be followed.
- c. The layout of the manufactured housing development and included facilities shall be in accordance with acceptable planning and engineering practices and shall provide for the convenience, health, safety and welfare of the residents.
- d. An obscuring wall, fence or landscape screen not less than four (4) nor more than six (6) feet in height may be provided on all sides of the manufactured housing development, with the exception of that portion providing ingress and egress to the development.
- e. Units shall be attached to a Michigan Manufactured Housing Commission approved foundation or basement and anchoring system, and shall be installed according to manufacturer's setup instructions.
- f. Manufactured or mobile dwelling units shall be placed in such a manner as to provide minimum safe distance on all sides from neighboring units and other structures, according to the Manufactured Housing Commission Rules 941 and 944.
- g. Recreation and/or open space :
  - 1). A manufactured housing development that contains fifty (50) or more home sites shall have not less than two percent (2%) of the development's gross acreage designated as open space, but not less than twenty-five thousand (25,000) square feet. Such area (including accompanying equipment) shall be developed and maintained by the management to provide safe and healthful recreation for residents of the development.
  - 2) Any yard areas and open spaces shall be maintained in a clean, presentable condition at all times.

9. Outdoor Sales Facilities

- a. Lighting should be installed in such a manner which will not create a traffic hazard on abutting streets or which will cause a glare or direct illumination to be cast onto adjacent properties.
- b. Parking area shall be provided on-site so as to prevent on-street parking.

10. Sexually Oriented Business

- a. No sexually oriented business shall be permitted in a location in which any principal or accessory structure, including signs, is within one thousand (1,000) feet of any principal or accessory structure of another sexually oriented business.
- b. No sexually oriented business shall be established on a parcel which is within one thousand (1,000) feet of any parcel zoned R-1, R-2 or MH.
- c. No sexually oriented business shall be established on a parcel within one thousand (1,000) feet of any residence, park, school, child care organization, or place of worship, or other sexually oriented business. This distance shall be measured in a straight line from the nearest property line upon which the proposed sexually oriented business is to be located to the nearest property line of the residence, school, child care organization, place of worship, or other sexually oriented business.
- d. The proposed use shall conform to all specific density and setback regulations, etc. of the zoning district in which it is located.
- e. The proposed use must meet all applicable written and duly promulgated standards of Banks Township and other governments or governmental agencies having jurisdiction, and that to the extent required, the approval of these governments and/or governmental agencies has been obtained or is reasonably assured.
- f. The outdoor storage of garbage and refuse shall be contained, screened from view and located so as not be visible from neighboring properties or adjacent roadways.
- g. Any sign or signs proposed for the sexually oriented business must comply with the provisions of this Ordinance, and shall not otherwise include photographs, silhouettes, drawings, or pictorial representations of any type, or include animated or flashing illumination.
- h. Entrances to the proposed sexually oriented business must be posted on both the exterior and interior walls, in a location clearly visible to those entering and exiting the business, and using lettering no less than two (2) inches in height that: 1) "Persons under the age of 18 are not permitted to enter the premises", and 2) "No alcoholic beverages of any type are permitted within the premises unless specifically allowed pursuant to a license duly issued by the Michigan Liquor Control Commission."
- i. No product or service for sale or gift, or any picture or other representation of any product or service for sale or gift, shall be displayed so as to be visible from the nearest adjoining roadway or a neighboring property.
- j. Hours of operation shall be limited to 8:00 AM to 12:00 AM.
- k. All off-street parking areas shall be illuminated during all hours of operation of the sexually oriented business, and until one hour after the business closes.
- l. Any booth, room or cubicle available in any sexually oriented business, excepting an adult motel, used by patrons for the viewing of any entertainment characterized by the showing of Specified Anatomical Areas or Specified Sexual Activities:
  - 1) Is handicap accessible to the extent required by the Americans With Disabilities Act;
  - 2) Is unobstructed by any door, lock or other entrance and exit control device;
  - 3) Has at least one side totally open to a public, lighted aisle so that there is an unobstructed view at all times from the adjoining aisle of any occupant;
  - 4) Is illuminated by a light bulb of wattage of no less than 25 watts;
  - 5) Has no holes or openings in any side or rear walls.

m. Review Procedures for Sexually Oriented Businesses

The Planning Commission shall adhere to the following procedures when reviewing a special approval application for a sexually oriented business.

- 1) If the Planning Commission determines that a special approval application for a sexually oriented business is not complete when it is first presented to the Planning Commission, it shall provide written notice by first class mail within three (3) business days of said determination detailing the items required to complete the application. Upon payment of a new filing fee, the applicant may resubmit the amended application for review by the Planning Commission for completeness.
- 2) If the Planning Commission determines that the application is complete, it shall within sixty (60) days of said determination make and adopt specific findings with respect to whether the proposed sexually oriented business is in compliance with the standards designated in Sections 8.02.3 and 8.03.11 (a-l). If the Planning Commission has not made and adopted findings of fact with respect to a proposed sexually oriented business and either approved or denied the issuance of a special approval for the same within sixty (60) days of its determination that a completed application has been filed, then the special approval shall be deemed to have been approved.
- 3) Prompt judicial review of adverse determination: If the Planning Commission denies a special approval application for a sexually oriented business pursuant to the above paragraphs, then the applicant shall be entitled to prompt judicial review by submitting a written request to the Zoning Administrator. The Township shall within three (3) business days of the receipt of such written notice do the following:
  - a) File a petition in the Circuit Court for the County of Antrim seeking a judicial determination with respect to the validity of such denial and, in conjunction therewith, apply for a preliminary and permanent injunction restraining the applicant from operating the sexually oriented business in violation of the Township Zoning Ordinance;
  - b) Request that the application for issuance of a preliminary injunction be set for a show-cause hearing within five (5) business days or as soon thereafter as is possible after the filing of such petition. In the event the applicant appears at or before the time of such show-cause hearing, waives the notice otherwise provided by Michigan Court Rules, and requests that at the time set for such hearing the Court proceed to hear the case under applicable rules of civil procedure for the issuance of such permanent injunction on its merits, the Township shall be required to waive its application for preliminary injunction and shall join in such request.

In the event that the applicant does not waive notice and/or does not request any early hearing on the Township's application for permanent injunction, it shall never the less be the duty of the Township to seek the earliest possible hearing date under Michigan law and the Michigan Court Rules.

The filing of written notice of intent to contest the Planning Commission's denial of a special approval shall not in any way affect the validity of such denial, but such denial shall be deemed invalid

and the special approval application automatically approved if, within fifteen (15) business days of the filing of the Township's petition, a show-cause hearing has not been scheduled.

11. Sand and Gravel Extraction

- a. From and after the effective date of this Ordinance, it shall be unlawful for any person, firm, corporation, partnership, or any other organization or entity to strip greater than 2,000 cubic yards of topsoil, sand, clay and gravel or similar material, or to use lands for filling within the Township without first submitting a site plan and procuring approval from the Planning Commission.
- b. A separate site plan approval will not be required for excavation or fill activities associated with building construction pursuant to a duly issued building permit. However, where sand, gravel, topsoil, or other substances are removed from the site where found and taken to another site, site plan approval is needed for the receiving site.
- c. Site plan application. A separate site plan shall be required for each separate excavation or fill site. In addition to the site plan requirements listed in **Section 7.01 (B) Site Plan Review (All Districts) - Site Plan Data Required**, a site plan prepared under this section shall also include:
  - 1) Names and addresses of parties interested in said premises setting forth their legal interest in said premises.
  - 2) Full legal description of the premises where operations are proposed.
  - 3) Detailed proposal as to method of operation, what type of machinery or equipment will be used, and estimated period of time that such operation will cover.
  - 4) Detailed statement as to exactly what type of material is proposed to be extracted or deposited.
  - 5) Proposed method of filling excavation and/or other means to be used to allow for the reclamation of lands to a usable purpose.
  - 6) Such other information as may be reasonably required by the Planning Commission to base an opinion as to whether the site plan should be approved or not.
- d. Where in the opinion of the Planning Commission, there is a reasonable danger involved for persons and property, adequate fencing and other measures may be required to insure the health, safety and general welfare of Township residents.

12. Transmission and Communication Towers (Commercial), Public Utility Microwaves and Public Utility T.V. Transmitting Towers

- a. Transmission and communication towers, public utility microwaves and public utility T.V. or radio transmitting towers, and their attendant facilities shall be permitted by the Planning Commission after a hearing, provided said use shall be located centrally on a continuous parcel of not less than one (1) times the height of the tower measured from the base of said tower to all points on each property line. The setback may be reduced by up to fifty (50) percent, if the construction plan, the tower, and its guying/anchoring systems are Certified by a Registered Professional Engineer as being safe from the hazard of falling onto public roads or adjoining properties. All guy wires/cables and anchors shall meet the zoning setback standards of the district.
- b. Transmission and communication towers, public utility microwaves and public utility T.V. or radio transmitting towers shall be constructed as freestanding structures (monopole or lattice towers, as approved by the Planning Commission) unless the

- applicant can demonstrate that such a structure can not accommodate the user or future co-locators. Towers shall have a neutral surface finish color to reduce the visual obtrusiveness, except as otherwise required by a state or federal agency.
- c. Transmission and communication towers, public utility microwaves and public utility T.V. or radio transmitting towers shall not be used for advertising purposes nor shall such tower display any signs other than one sign, not to exceed two square feet, which identifies the service provider and an emergency telephone number. These restrictions shall not apply to any safety signs placed on the security fence or tower.
  - d. Transmission and communication towers, public utility microwaves and public utility T.V. or radio transmitting towers, and their attendant facilities shall be enclosed by a security fence not less than six feet in height. The Planning Commission shall review the need for the installation of anti-climbing devices and make a determination based on adjacent land use and zoning patterns.
  - e. Transmission and communication towers, public utility microwaves and public utility T.V. or radio transmitting towers, and their attendant facilities shall be effectively screened to obscure views of the tower base, shelter, security fencing or guy wire anchors from adjacent uses and public right-of-way.
  - f. Transmission and communication towers, public utility microwaves and public utility T.V. or radio transmitting towers shall not be artificially lighted unless required by the FAA or other applicable authority. If lighting is required, the lighting alternative approved by the Planning Commission shall cause the least disturbance possible.
  - g. The approval for any of the above mentioned towers shall cease when the tower is no longer used for the purpose for which the permit was initially granted.
  - h. The applicant shall be responsible for the maintenance of any permitted Tower, in a safe condition for as long as the tower remains in operation, and shall dismantle the tower within nine (9) months after operations cease. The applicant shall post a bond for the dismantling of the tower, the amount of which shall be based on the size and type of tower.
  - i. The multiple-use of each tower, shall be encouraged to limit the number of towers within the Township. The Township reserves the right to deny a permit for a new tower if any existing tower can be adapted to serve the expressed need.
  - j. No antenna or similar sending/receiving devices appended to the tower, following its approved construction, shall be permitted if it exceeds the engineered design capacity of the tower thereby jeopardizing the tower's structural integrity.
  - k. The installation and/or operation of the above mentioned towers, antennas or facilities shall not interfere with normal radio/television reception in the area. In the event interference occurs, it shall be the sole responsibility of the owner to rectify the situation with the parties involved.

#### **Section 8.04 Off-Street Parking, Loading and Unloading Requirements and Standards**

Off-street parking space with adequate access to all spaces shall be provided and maintained in all zoning districts at the time of erection or alteration of any main building, that is adequate for parking, loading and unloading of vehicles according to the requirements listed below, and including at least the minimum number of spaces required by the table in **Section 8.04.2 Minimum Number of Parking Spaces per Unit**.

### Section 8.04.1 Parking Requirements

1. Parking for other than residential use 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.
2. Residential off-street parking space shall consist of a parking strip, driveway, garage or any combination located on the premises they are intended to serve. In a residential district, a licensed commercial vehicle may be parked provided it is owned or operated by someone residing on the premises.
3. Adequate space should be provided in all parking, loading and unloading areas to facilitate turning around of vehicles so that the entry on to streets and county roads may be in a forward manner and not by backing. Furthermore, in parking, loading and unloading areas where internal movement of vehicles is necessary, adequate aisle space shall be provided to insure vehicular and pedestrian safety.
4. A minimum of one hundred sixty-two (162) square feet shall comprise one (1) vehicular parking space or nine (9) feet by eighteen (18) feet.
5. Computation of floor area of buildings shall be exclusive of basements, cellars or attics where these areas are used for storage or utilities; calculated using the outside perimeter of building. In the case of a single story structure, the floor area may be reduced by ten (10) percent to accommodate storage or utilities.
6. The Township Planning Commission shall determine the required parking space not specified in **Section 8.4.2 Minimum Number of Parking Spaces per Unit**.
7. Adequate area must be provided for snow piling and on-site drainage. Handicap parking must be provided as required by State and Federal regulations. Designation of parking area must be clearly identifiable for use by the public.

### Section 8.04.2 Minimum Number of Parking Spaces per Unit

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|---|---|
| 1. Banks, business offices, studios and professional offices of architects, lawyers, and similar professions. | Three (3) parking spaces; plus one (1) additional parking space for each three hundred (300) square feet of floor area. |
| 2. Barber shops and beauty parlors.   | Two (2) parking spaces for each operator chair; plus one (1) parking space for each two (2) employees.                  |
| 3. Bowling establishments.  | Five (5) parking spaces for each bowling lane.  |
| 4. Churches, theaters and auditoriums except schools.   | One (1) parking space for each four (4) seats; plus one (1) parking space for each two (2) employees.                   |
| 5. Community center, library, museum or art center.   | One (1) parking space for each two hundred (200) square feet of floor area.   |
| 6. Dwellings.   | Two (2) parking spaces for each dwelling unit.  |

7. Hospitals, clinics and similar establishments. One (1) parking space for each bed and/or examining room; plus one (1) parking space for each two (2) employees on maximum working shift; plus one (1) parking space for each two hundred (200) square feet of floor area.
8. Laundromats. One (1) parking space for each two (2) washing machines and/or dry cleaning machines.
9. Hotels, motels, tourist homes and lodging house. One (1) parking space for each sleeping room; plus one (1) parking space for each two (2) employees on the maximum working shift.
10. Manufacturing or industrial establishments, warehouse or similar establishment. Two (2) parking spaces for each two (2) employees on maximum working shift; plus space to accommodate all vehicles used in connection with the operations of the establishment.
11. Plumbing, printing and similar service shops and businesses. One (1) parking space for each employee; plus one (1) parking space for each three hundred (300) square feet of floor area.
12. Private clubs, night club, dance halls and similar recreational establishments. One (1) parking space for each one hundred (100) square feet of floor area.
13. Professional offices of doctors, dentists and similar professions. One (1) parking space for each one hundred (100) square feet of floor area or a minimum of four (4) parking spaces, whichever is greater.
14. Restaurants, and similar establishments for sale and service of food and drink, except liquor and drive-ins. One (1) parking space for each one hundred (100) square feet of floor space.
15. Retail stores. One (1) parking space for each one hundred fifty (150) square feet of floor area.
16. High schools. One (1) parking space for each six (6) seats in main auditorium or one (1) parking space for each employee; plus one (1) parking space for each four (4) students, whichever is greater.
17. Schools (except high schools). One (1) parking space for each ten (10) seats in main assembly room, or one (1) parking

- space for each employee plus two (2) parking spaces for each classroom, whichever is greater.
18. Home occupations. Two (2) parking spaces for dwelling use; plus additional parking spaces as determined by Planning Commission to accommodate customers or clients.
19. Auto repair and service stations. Two (2) parking spaces for each service bay; plus one (1) parking space for each employee on maximum working shift.
20. Bed and breakfast establishments. Two (2) parking spaces for the operator; plus one (1) parking space for each guest room; plus one (1) parking space for each non-resident employee.

#### **Section 8.04.3 Loading and Unloading Space**

Every building or structure engaged in loading and unloading goods shall provide space on the premises in addition to that required for parking, for the loading, unloading and standing of all vehicles to avoid undue interference with public use of the highway.

#### **Section 8.05 Conditions on Special Approvals**

The Planning Commission has the authority to impose reasonable conditions on any special approval granted.

## ARTICLE IX: ADMINISTRATION AND ENFORCEMENT OF ORDINANCE

### Section 9.01 Zoning Administrator

The provisions of this Ordinance shall be administered and enforced by a Township Zoning Administrator, appointed by the Township Board of Trustees for such term and subject to such conditions and at such rate of compensation as said Board shall determine as reasonable.

### Section 9.02 Zoning Permit

1. No building or structure subject to the provisions of this Ordinance shall hereafter be erected, structurally altered, reconstructed, used, or moved, nor shall any excavation of land commence until a Zoning Permit application has been filed with the Township Zoning Administrator and a Zoning Permit has been issued by the Zoning Administrator. No Zoning Permit shall be required for any lawful use of any building or structure in existence as of the adoption date of this Ordinance.
2. The application shall be signed by the owner of the premises or his agent and shall certify that all provisions of this Ordinance and other applicable laws and requirements are to be complied with. Any application requiring approval from the Planning Commission must be submitted not less than thirty (30) days prior to a scheduled meeting for consideration at that Planning Commission meeting. The application shall be accompanied by:
  - a. A site plan, if required, or a sketch to scale in duplicate showing the location and dimensions of the premises including the boundary lines of all parcels of land under separate ownership contained therein; the size, dimensions, location on the premises, and height of all buildings, structures or other impervious surfaces in existence, to be erected and/or altered; the width and alignment of all abutting streets, highways, alleys, easements and public open spaces; the front yard dimensions of the nearest building on both sides of the proposed building or structure; the location and dimensions of sewage disposal facilities both on adjoining land or lots and those to be erected on the lot under consideration; and the location of all wells on adjoining lands or lots and those to be erected on the lot under consideration.
  - b. Copies of permits or waivers of permits by other agencies as may be required by statute and/or by the Zoning Administrator or this Ordinance.
  - c. Such other information as may be required to determine compliance with the Ordinance.
3. A Zoning Permit shall not be issued until all other necessary permits required by statute have been obtained or waived with exception of those permits issued by the Antrim County Building Department.
4. Any Zoning Permit under which no work is done within twelve (12) months from date of issuance shall expire. No permit shall be transferable.

5. The Zoning Administrator shall have the power to revoke or cancel any Zoning Permit: in case of failure or neglect to comply with the provisions of the Ordinance, or in the case of a false statement or misrepresentation made in the application. The owner shall be notified of such revocation in writing. The Zoning Administrator shall have the authority to issue a stop work order on work in progress when that work violates the zoning ordinance provisions.
6. For each Zoning Permit, a fee shall be paid to the Township Zoning Administrator who shall turn over the funds to the Treasurer. No Zoning Permit shall be valid until the required fees have been paid. No separate fee shall be required for accessory buildings or structures when application thereof is made at the same time as the principal building or structure. Applications and petitions filed pursuant to the provisions of this Ordinance shall be accompanied by the filing fees as specified by the Township Board of Trustees.

### **Section 9.03 Fees**

1. To assist in defraying the costs of investigating, reviewing, and administering zoning applications, appeals, rezoning requests from individual property owners, and other types of decisions which result in extra costs to the Township, the Township Board may from time to time adopt by resolution a fee schedule establishing basic zoning fees related to the following:
  - a. Zoning permits.
  - b. Special use permits.
  - c. Appeals to or requests for interpretations by the Zoning Board of Appeals. Appeals and requests for interpretations initiated by the Township Board, the Planning Commission, or the Zoning Administrator shall not be subject to a zoning fee.
  - d. Classification of unlisted property uses.
  - e. Requests to change a nonconforming use to another nonconforming use.
  - f. Requests for variances from the Zoning Board of Appeals.
  - g. Requests for rezoning of property by individual property owners or amendments to the zoning ordinance text. Rezoning of property or text amendments initiated by the Township Board, the Planning Commission, or the Zoning Administrator shall not be subject to a zoning fee.
  - h. Site plan reviews.
  - i. Requests for a planned unit development (PUD).
  - j. Any other discretionary decisions by the Planning Commission or Zoning Board of Appeals.

The amount of these zoning fees shall cover the costs associated with the review of the application or appeal, including but not limited to the costs associated with conducting public hearings, publishing notices in the newspaper, sending required notices to property owners, postage, photocopying, mileage, time spent by zoning staff, and time spent by the members of the Planning Commission and/or Zoning Board of Appeals. The basic zoning fees shall be paid before any application required under this Ordinance is processed. The basic zoning fees are non-refundable, even when an application or appeal is withdrawn by the applicant.

2. If the Planning Commission or Zoning Board of Appeals determines that the basic zoning fees will not cover the actual costs of the application review or appeal, or if the Planning Commission or Zoning Board of Appeals determines that review of the application and/or participation in the review process or appeal by qualified professional planners, engineers, attorneys, or other professionals is necessary, then the applicant shall deposit with the Township Treasurer such additional zoning fees in an amount determined by the Planning Commission or Zoning Board of Appeals equal to the estimated additional costs. The additional zoning fees shall be held in escrow in the applicant's name and shall be used solely to pay these additional costs. If the amount held in escrow becomes less than ten percent (10%) of the initial escrow deposit or less than ten percent (10%) of the latest additional escrow deposit and review of the application or decision on the appeal is not completed, then the Planning Commission or Zoning Board of Appeals may require the applicant to deposit additional fees into escrow in an amount determined by the Planning Commission or Zoning Board of Appeals to be equal to the estimated costs to complete the review or decide the appeal. Failure of the applicant to make any escrow deposit required under this Ordinance shall be deemed to make the application incomplete or the appeal procedurally defective thereby justifying the denial of the application or the dismissal of the appeal. Any unexpended funds held in escrow shall be returned to the applicant following final action on the application or the final decision on the appeal. Any actual costs incurred by the Township in excess of the amount held in escrow shall be billed to the applicant and shall be paid by the applicant prior to the issuance of any permit or the release of a final decision on an appeal.

#### **Section 9.04 Posting of Financial Guarantee**

The Township is empowered to require a performance bond, letter of credit or certified check in an amount equal to the estimated cost of road, lighting, utility, sidewalk, landscaping and drainage improvements associated with the project. Such performance guarantee shall be deposited with the Clerk of the Township at the time of the issuance of the permit authorizing the activity or project to insure faithful completion of the improvements indicated with the approved site plan; if not, said performance guarantee shall be forfeited. The Township shall rebate a proportional share of cash deposits only when requested by the depositor, based on the percent of improvement completed, as attested to by the depositor and verified by the Zoning Administrator. In cases where provisions of this Ordinance have not been met, the amount of the aforementioned performance guarantee shall be used by the Township to complete the required improvements; and the balance, if any, shall be returned to the applicant.

#### **Section 9.05 Violations and Penalties**

##### **Section 9.05.1 Nuisance per se**

Any land, dwellings, buildings or structures, including tents and trailer coaches, used, erected, altered, razed or converted in violation of this Ordinance or in violation of any regulations, conditions, permits or other rights granted, adopted or issued pursuant to this Ordinance are hereby declared to be a nuisance per se.

### **Section 9.05.2 Inspection**

The Zoning Administrator shall have the duty to investigate each alleged violation and shall have the right to inspect any property for which a zoning permit has been issued to the ensure compliance with the plans and conditions of the zoning permit or approved site plan.

### **Section 9.05.3 Penalties**

1. Any person, partnership, limited liability company, corporation, or association who creates or maintains a nuisance per se or who violates or fails to comply with this Ordinance or any permit issued pursuant to this Ordinance shall be responsible for a municipal civil infraction as defined in Public Act 12 of 1994, amending Public Act 236 of 1961, being Sections 600.101-600.9939 of the Michigan Compiled Laws, and shall be subject to a fine of not more than Five Hundred and 00/100 (\$500.00) Dollars. Every day that such violation continues shall constitute a separate and distinct offense under the provisions of this Ordinance. Nothing in this section shall exempt the offender from compliance with provisions of this Ordinance.
2. The Township Zoning Administrator is hereby designated as the authorized Township official to issue municipal civil infraction citations directing alleged violators of this Ordinance to appear in court.
3. In addition to enforcing this Ordinance, as a municipal civil infraction, the Township may initiate proceedings in the Circuit Court to abate or eliminate the nuisance per se or any other violation of this Ordinance.

### **Section 9.05.4 Conflicting Regulations**

In the interpretation of this Ordinance, this Ordinance shall rule unless there exists a conflict with a regulation, deed restriction or private covenant which is more stringent, in which case the more stringent regulations will rule.

## ARTICLE X: BOARD OF APPEALS

### Section 10.01 Creation and Membership

There is hereby established a Zoning Board of Appeals which shall perform its duties and exercise its powers as provided in Section 18 of Act 184 of Public Acts of 1943, as amended, and in such a way that the objectives of this Ordinance shall be observed, public safety secured, and justice done. The Board shall consist of the following five (5) members.

1. The first member shall be a member of the Township Planning Commission for the terms of his/her office.
2. And, remaining members must be selected from the electors of the Township residing outside of incorporated cities and villages and shall be representative of the population distribution and of the various interests present in the Township. One (1) member may be a member of the Township Board.
3. An elected officer of the Township shall not serve as chairman. An employee or contractor of the Township Board may not serve as a member or an employee of the Board of Appeals.
4. The Township Board may appoint not more than two (2) alternate members for the same term as regular members to the Zoning Board of Appeals. An alternate member may be called to sit as a regular member of the Zoning Board of Appeals in the absence of a regular member if a regular member is absent from or unable to attend two (2) or more consecutive meetings of the Zoning Board of Appeals or for a period of more than thirty (30) consecutive days. An alternate member may also be called to serve in the place of a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of interest. The alternate member having been appointed shall serve in the case until a final decision has been made. The alternate member shall have the same voting rights as a regular member of the Zoning Board of Appeals.

### Section 10.02 Meetings

Meetings of the Board of Appeals shall be held at the call of the Chairman and at such other times as such Board may determine or specify in its rules or procedure. All hearings conducted by said Board shall be open to the public. The Board of Appeals shall adopt its own rules of procedure and keep a record of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating said fact; and shall file a record of its proceedings in the office of the Township Clerk, and shall be a public record. The concurring vote of a majority of the members of the Board of Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator, or to decide in favor of an applicant any matter upon which they are required to pass under this Ordinance or to effect any variation of this Ordinance.

The Board of Appeals shall not conduct business unless a majority of those Board of Appeals members qualified to sit for a particular matter are present to constitute a quorum, regardless of whether the members are regular members or alternate members.

### **Section 10.03 Appeal**

1. An appeal concerning the administration of the provisions of this Ordinance may be taken to the Board of Appeals within the timeframe defined in the general rules and procedures adopted by the Zoning Board of Appeals. If such a timeframe is not specified, appeals shall be filed within sixty (60) days of the decision of the Zoning Administrator from which the appellant seeks relief.
2. The ZBA may hear appeals made by and grant variances to any person who alleges he or she has been aggrieved by a decision of the Zoning Administrator. The ZBA may also interpret the location of zoning district boundaries and may interpret the provisions of this Ordinance.
3. An appeal may be made by any person, firm or corporation, or by any Officer, Department or Board of the Township. The appellant shall file with the Board of Appeals, on blanks or forms to be furnished by the Zoning Administrator, a notice of appeal specifying the grounds for the appeal.
4. The Zoning Administrator shall transmit to the Board of Appeals all the papers constituting the record upon which the action appealed from was taken. The final decision of such appeal shall be in the form of a resolution either reversing, modifying or affirming, wholly or partly, the decision or determination appealed from. Reasons for the decision must be stated.
5. In rendering a decision, the ZBA may, by a concurring vote of a majority of its members, reverse or affirm in whole or in part a decision or determination made by the Zoning Administrator or may grant a variance from the Ordinance provision(s) from which the appeal was sought.
6. Any person may appear and testify at the hearing either in person or by duly authorized agent or attorney.

### **Section 10.04 Limitations on Authority**

The ZBA has no authority to overrule a Planning Commission decision on applications for Site Plan Review, Special Uses, or Planned Unit Developments.

### **Section 10.05 Stay**

An appeal shall stay all proceedings in furtherance of the action appealed from unless the Zoning Administrator certifies to the Board of Appeals, after notice of appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property, in which case the proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Appeals or by the Circuit Court, on application, on notice of the Zoning Administrator and on due course shown.

## **Section 10.06 Variances**

### **1. Dimensional Variances**

The ZBA may grant dimensional variances when the applicant demonstrates in the official record of the hearing that the strict enforcement of this Ordinance would result in practical difficulty. To establish practical difficulty, the applicant must establish all of the following:

- a. The need for the requested variance is due to unique circumstances or physical conditions of the property involved that do not apply generally to other properties in the surrounding area, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic hardship.
- b. The need for the requested variance is not the result of action of the property owner or previous property owners (self-created).
- c. That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.
- d. Whether granting the requested variance would do substantial justice to the applicant as well as to other property owners in the district, or whether granting a lesser variance than requested would give a substantial relief to the property owner and be more consistent with justice to other property owners.
- e. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

### **2 Use Variances**

The ZBA may grant use variances when the applicant demonstrates in the official record of the hearing that the strict enforcement of this Ordinance would result in unnecessary hardship. To establish unnecessary hardship, the applicant must establish all of the following:

- a. The building, structure or land cannot be reasonably used for any of the uses permitted by right or by special approval in the zoning district in which it is located.
- b. The need for the requested variance is due to unique circumstances peculiar to the applicant's property and not due to general neighborhood conditions.
- c. The proposed use of applicant's property will not alter the essential character of the neighborhood.

- d. The need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).

### **Section 10.07 Zoning Board of Appeals Approval**

The ZBA may require an appellant to submit surveys, plans, or other information deemed reasonably necessary to making an informed decision on his or her appeal. The ZBA may impose such conditions or limitations in granting a variance as deemed necessary to protect the character of the area.

### **Section 10.08 Exercising Powers**

In exercising the above powers, the Board of Appeals may reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the Zoning Administrator from whom the appeal is taken.

### **Section 10.09 Notice of Hearing**

The Board of Appeals shall make no recommendations except in a specific case and after a public hearing is conducted by the Zoning Board of Appeals. A notice of the time and place of such hearing shall be published in a paper of general circulation in the Township. Such notice shall contain the address, if available, and location of the property for which the variation or other ruling by the Board of Appeals is sought, as well as a brief description of the nature of the appeal.

Additionally, a notice stating the time, place and object of the hearing to be served personally or by mail addressed to the parties making the request for appeal and to all property owners within three hundred (300) feet of the property in question, not more than fifteen (15) days and not less than eight (8) days prior to the date of the scheduled hearing. Such notices shall be served personally or sent to the respective owners and tenants at the address given on the last assessment roll. The Zoning Board of Appeals may recess such hearings from time to time and reconvene as per provisions of the Open Meetings Act.

### **Section 10.10 Miscellaneous**

No order of the Board of Appeals permitting the erection or alteration of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board of Appeals permitting the use of a building or premises shall be valid for a period longer than one (1) year unless such use is established within such period; provided, however, that where such use permitted is dependent upon the erection or alteration of a building, such order shall continue in force and effect if a building permit for said erection or alteration is obtained within such period of erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

## **Section 10.11 Denial and Resubmittal**

1. No application for a variance which has been denied wholly or in part by the Zoning Board of Appeals shall be submitted for a period of one (1) year from the date of the last denial, except on grounds of newly discovered evidence or when the township's attorney certifies in writing that a procedural error occurred in the original hearing.



## ARTICLE XI: AMENDMENTS AND ENACTMENT

### Section 11.01 Amendment to this Ordinance

1. The Township Board is authorized and empowered to cause this Ordinance to be amended, supplemented, or changed, pursuant to the authority and according to the procedures set forth in Act 184 of the Public Act of 1943, as amended.
  - a. The regulations and provisions stated in the text of this Ordinance and the boundaries of zoning districts shown on the Banks Township Zoning Map may be amended, supplemented or changed by action of the Township Board following a recommendation from the Township Planning Commission.
  - b. Proposals for amendments, supplements or changes may be initiated by the Township Board on its own motion, by the Township Planning Commission or by petition of one (1) or more owners of property to be affected by the proposed amendment.
  - c. The procedure to be followed for initiating and processing an amendment shall be as follows:
    - 1) Each petition by one (1) or more persons for an amendment shall be submitted by application to the Zoning Administrator on a standard form provided and shall be accompanied by the fee as prescribed by the Township Board. No part of such fee shall be returnable to a petitioner if the public hearing is held.
    - 2) The Zoning Administrator shall notify, in writing, the Township Clerk and Chair of the Planning Commission at or before the time s/he transmits the amendment request to the Planning Commission.
    - 3) The Planning Commission shall consider each proposal for amendment on particular factors related to the individual proposal and in terms of the likely effect on the community's physical development. The Planning Commission may recommend any additions or modifications to the original proposal.
    - 4) Before ruling on any proposal the Planning Commission shall conduct at least one (1) public hearing, notice of the time and place of which shall be given by two (2) publications in a newspaper of general circulation in the Township, the first to be printed not more than thirty (30) days nor less than twenty (20) days and the second not more than eight (8) days before the date of such hearing and by notifying all property owners within three hundred (300) feet of any land proposed for rezoning and all occupants of single and two-family dwellings within three hundred feet not less than eight (8) days prior to the public hearing. Not less than twenty (20) days notice of the time and place of such hearing shall also be given by mail to each public utility company and railroad within the zone affected who have registered to receive such notices. The notices shall include the places and times at which the tentative text and any map of the Zoning Ordinance may be examined and shall be verified by an affidavit of mailing or personal service.

- 5) Following the public hearing the Planning Commission shall submit the proposed amendment including any zoning map changes to the County Planning Commission. If the recommendation of the County Planning Commission has not been received within 30 days after the receipt of the Ordinance by the County, it shall be conclusively presumed that the County has waived its right for review.
- 6) The Planning Commission shall submit a final report/recommendation to the Township Board along with a summary of the comments received at the public hearing.
- 7) The Township Board may hold additional public hearings if they decide it is necessary. Notice of such hearing shall be published in a newspaper, which circulates in the Township not more than fifteen (15) days or less than five (5) days before the hearing. The Township Board may adopt or reject any proposed amendment, or refer back to the Planning Commission for further review as prescribed by Section 11 of Public Act No 184 of 1943.
- 8) Once adopted by the Township Board, amendments to this Ordinance shall be filed with the Township Clerk, and one (1) notice of adoption shall be published in a newspaper of general circulation in the Township within fifteen (15) days after adoption. Any amendments to this Ordinance shall take effect eight days after publication or at a later date as may be specified by the Township Board at the time of adoption.
- 9) No application for a rezoning which has been denied by the Township shall be resubmitted for a period of one (1) year from the date of the last denial, except on grounds of newly discovered evidence or proof of changed conditions found upon inspection by the Township Planning Commission to be valid.

#### **Section 11.02 Enactment and Effective Date**

1. This Ordinance was adopted on May 15, 2000 by the Banks Township Board of Trustees and will be effective eight (8) days after publication of a notice of adoption, which must be published within fifteen (15) days of its adoption in accordance with Section 11a of Act 184 of the Public Acts of 1943, as amended. The Zoning Ordinance effective date is June 1, 2000. The foregoing Zoning Ordinance and Zoning Map were presented at public hearings on October 21, 1999 and April 13, 2000.
2. Amendments or revision to this Ordinance or Map of Zoning Districts shall become effective eight (8) days after publication of a notice of adoption of said amendments or revisions within fifteen (15) days of adoption in accordance with Sections 11 and 14 of said Public Act 184, as amended.