

TABLE OF CONTENTS

ARTICLE 1	ADMINISTRATION AND ENFORCEMENT	1 - 1
	Section 1.01 Short Title	1 - 1
	Section 1.02 Enabling Authority	1 - 1
	Section 1.03 Intent and Purpose.....	1 - 1
	Section 1.04 Scope.....	1 - 2
	Section 1.05 Compliance Required	1 - 3
	Section 1.06 Authority, Duties, and Responsibilities.....	1 - 3
	Section 1.07 Permits and Certificates of Zoning Compliance	1 - 7
	Section 1.08 Fees and Performance Guarantees.....	1 - 10
	Section 1.09 Violations and Penalties	1 - 12
ARTICLE 2	ZONING DISTRICTS.....	2 - 1
	SECTION 2.100 PURPOSE OF DISTRICTS	2 - 1
	Section 2.101 Zoning Districts	2 - 1
	Section 2.102 Zoning Map	2 - 1
	Section 2.103 Agriculture-Conservation (A-1) District	2 - 2
	Section 2.104 Estate Residential (R-1) District	2 - 3
	Section 2.105 Rural Residential (R-2) District.....	2 - 3
	Section 2.106 Suburban Residential (R-3) District	2 - 3
	Section 2.107 Urban Residential (R-4) District	2 - 4
	Section 2.108 Manufactured Housing Park District (MHP)	2 - 4
	Section 2.109 Local Commercial (C-1) District	2 - 5
	Section 2.110 Special Commercial (C-2) District.....	2 - 6
	Section 2.111 Industrial-Research (I-1) District.....	2 - 6
	Section 2.112 Public/Semi-Public Services (PSP) District	2 - 6
	SECTION 2.200 GENERAL STANDARDS	2 - 7
	Section 2.201 Principal Uses and Special Uses	2 - 7
	Section 2.202 Prohibited Uses	2 - 7
	Section 2.203 Design and Development Requirements	2 - 7
	Section 2.204 District Boundaries	2 - 7
ARTICLE 3	DIMENSIONAL STANDARDS.....	3 - 1
	Section 3.101 Table of Dimensional Standards by District.....	3 - 1
	SECTION 3.200 SUPPLEMENTAL PROVISIONS AND EXCEPTIONS	3 - 3
	Section 3.201 Height Exceptions	3 - 3
	Section 3.202 Lot and Dwelling Unit Density Standards	3 - 3
	Section 3.203 Yard Standards	3 - 5
	Section 3.204 Permitted Yard Encroachments.....	3 - 7

TABLE OF CONTENTS

Section 3.205	Compliance with Dimensional Standards.....	3 - 7
Section 3.206	Number of Principal Dwellings per Lot.....	3 - 8
Section 3.207	Frontage and Access Required.....	3 - 8
Section 3.208	Corner Clearance Zones.....	3 - 8
ARTICLE 4	LAND USE TABLE.....	4 - 1
Section 4.01	Key Designations in Table of Uses	4 - 1
Section 4.02	Table of Permitted Uses by District	4 - 1
ARTICLE 5	USE STANDARDS.....	5 - 1
Section 5.001	Intent.....	5 - 1
Section 5.002	Scope of Regulations	5 - 1
Section 5.003	Organization	5 - 1
SECTION 5.100	RURAL USES	5 - 3
Section 5.101	Farm-Based Tourism or Entertainment Activities	5 - 3
Section 5.102	Farm Markets, Implement Sales, and Feed Stores	5 - 3
Section 5.103	Farm Product Direct Marketing Businesses.....	5 - 4
Section 5.104	Farm Product Storage, Distribution, and Processing.....	5 - 4
Section 5.105	Greenhouses, Nurseries, and Tree Farms	5 - 4
Section 5.106	Kennels	5 - 5
Section 5.107	Ponds for Farming, Landscaping, and Recreation	5 - 5
Section 5.108	Private Riding Arenas and Boarding Stables.....	5 - 8
Section 5.109	Public or Commercial Riding Stables.....	5 - 8
Section 5.110	Roadside Stands	5 - 9
Section 5.111	Veterinary Clinics and Hospitals	5 - 9
SECTION 5.200	RESIDENTIAL USES	5 - 11
Section 5.201	Accessory Dwelling.....	5 - 11
Section 5.202	Bed and Breakfast Inns.....	5 - 12
Section 5.203	Farm Labor Housing	5 - 13
Section 5.204	Home Occupations	5 - 14
Section 5.205	Manufactured Housing Parks	5 - 15
Section 5.206	Multiple-Family Housing	5 - 21
Section 5.207	Single-Family Dwellings, Detached.....	5 - 22
SECTION 5.300	OFFICE, SERVICE, AND COMMUNITY USES.....	5 - 25
Section 5.301	Cemeteries	5 - 25
Section 5.302	Day Care Centers, Group Day Care Homes, and Adult Foster Care Large Group Homes	5 - 25
Section 5.303	Funeral Parlor or Mortuary	5 - 26
Section 5.304	Institutional Uses	5 - 26
Section 5.305	Private Recreational Facilities	5 - 27

TABLE OF CONTENTS

Section 5.306 Recreational Vehicle Parks and Campgrounds	5 - 29
Section 5.307 Therapeutic Massage	5 - 30
Section 5.308 Workshops or Studios	5 - 30
SECTION 5.400 COMMERCIAL USES	5 - 31
Section 5.401 Amusement Centers	5 - 31
Section 5.402 Bakeries	5 - 31
Section 5.403 Big Box COMMERCIAL USES	5 - 31
Section 5.404 Car Washes	5 - 32
Section 5.405 COMMERCIAL USES Permitted as an Accessory Use in an Industrial Zoning District.....	5 - 33
Section 5.406 Drive-in or Drive-through Facilities.....	5 - 33
Section 5.407 Motion Picture Cinemas	5 - 34
Section 5.408 Motor Vehicle Service Centers and Repair Garages, and Fueling Stations	5 - 34
Section 5.409 Outdoor Cafes and Eating Areas	5 - 36
Section 5.410 Outdoor Sales or Display Areas.....	5 - 36
SECTION 5.500 INDUSTRIAL, RESEARCH AND LABORATORY USES	5 - 39
Section 5.501 INDUSTRIAL, RESEARCH, AND LABORATORY USES Where Permitted as Accessory Uses	5 - 39
Section 5.502 Hazardous Materials Storage	5 - 39
Section 5.503 Intensive Industrial Operations.....	5 - 39
Section 5.504 Outdoor Storage, General	5 - 40
Section 5.505 Outdoor Storage, Dismantling or Recycling of Motor Vehicles, Recreational Vehicles, Boats, Manufactured Houses, and Similar Items	5 - 40
Section 5.506 Self-storage Warehouses	5 - 41
Section 5.507 Slaughter Houses, Rendering Plants, Stockyards, or Similar Facilities	5 - 42
SECTION 5.600 OTHER USES	5 - 43
Section 5.601 Adult Entertainment Uses.....	5 - 43
Section 5.602 Aircraft Landing Strips	5 - 44
Section 5.603 Composting Centers	5 - 45
Section 5.604 Extractive Operations	5 - 49
Section 5.605 Private Off Road Courses	5 - 55
Section 5.605 Racetracks.....	5 - 56
Section 5.607 Topsoil Removal or Stockpiling on Sites Under Development.....	5 - 57
ARTICLE 6 GENERAL PROVISIONS	6 - 1
SECTION 6.100 ACCESSORY STRUCTURES AND USES.....	6 - 1
Section 6.101 Accessory Structures	6 - 1

TABLE OF CONTENTS

Section 6.102	Fences	6 - 2
Section 6.103	Swimming Pools, Spas, and Hot Tubs.....	6 - 4
SECTION 6.200 OTHER PROVISIONS		6 - 6
Section 6.201	Temporary Dwelling	6 - 6
Section 6.202	Transient and Amusement Enterprises	6 - 6
Section 6.203	Access Through Yards	6 - 7
Section 6.204	Property Maintenance	6 - 7
Section 6.205	Property Between the Lot Line and Road.....	6 - 7
Section 6.206	Voting Place	6 - 7
Section 6.207	Essential Services.....	6 - 7
Section 6.208	Performance Standards.....	6 - 8
Section 6.209	Dumping and Filling of Land	6 - 12
ARTICLE 7	PARKING, LOADING, AND ACCESS MANAGEMENT	7 - 1
Section 7.01	Purpose.....	7 - 1
Section 7.02	Scope.....	7 - 1
Section 7.03	General Standards.....	7 - 1
Section 7.04	Access to Roads	7 - 2
Section 7.05	Residential Parking Standards	7 - 2
Section 7.06	Shared Facilities	7 - 3
Section 7.07	Schedule of Required Parking by Use	7 - 3
Section 7.08	Design Requirements.....	7 - 9
Section 7.09	Construction	7 - 11
Section 7.10	Off-Street Loading.....	7 - 11
Section 7.11	Modification of Standards.....	7 - 12
Section 7.12	Maintenance	7 - 14
Section 7.13	Access Management	7 - 14
Section 7.14	Traffic Impact Studies	7 - 15
ARTICLE 8	SCREENING AND LAND USE BUFFERS.....	8 - 1
Section 8.01	Purpose.....	8 - 1
Section 8.02	Scope.....	8 - 1
Section 8.03	General Standards.....	8 - 1
Section 8.04	Methods of Screening	8 - 4
Section 8.05	Standards for Specific Areas.....	8 - 7
Section 8.06	Transition Strip	8 - 10
Section 8.07	Prohibited Plant Materials.....	8 - 11
Section 8.08	Installation	8 - 12
Section 8.09	Maintenance	8 - 12
Section 8.10	Modifications.....	8 - 13

TABLE OF CONTENTS

ARTICLE 9	SIGNS	9 - 1
	Section 9.01 Purpose.....	9 - 1
	Section 9.02 General Standards.....	9 - 2
	Section 9.03 Signs Allowed Without a Permit	9 - 4
	Section 9.04 Signs Allowed With a Permit.....	9 - 6
	Section 9.05 Building Mounted Signs.....	9 - 8
	Section 9.06 Ground Signs	9 - 9
	Section 9.07 Billboards	9 - 10
	Section 9.08 Prohibited Signs	9 - 12
	Section 9.09 Sign Permit.....	9 - 13
	Section 9.10 Nonconforming Signs.....	9 - 15
	Section 9.11 Sign Removal by Township Action.....	9 - 16
	Section 9.12 Exceptions	9 - 17
ARTICLE 10	EXTERIOR LIGHTING	10 - 1
	Section 10.01 Purpose.....	10 - 1
	Section 10.02 Scope.....	10 - 1
	Section 10.03 General Provisions.....	10 - 2
	Section 10.04 Standard by Type of Fixture	10 - 3
	Section 10.05 Prohibited Lighting	10 - 4
	Section 10.06 Alternatives and Alterations.....	10 - 5
	Section 10.07 Exceptions	10 - 5
ARTICLE 11	SPECIAL DEVELOPMENT PROVISIONS.....	11 - 1
	Section 11.01 Residential Open Space Development Option.....	11 - 1
	Section 11.02 Wireless Communication Facilities.....	11 - 8
	Section 11.03 Development Agreement	11 - 22
	Section 11.04 Water Supply and Sanitary Sewerage Facilities	11 - 23
	Section 11.05 Natural Resources Protection.....	11 - 24
	Section 11.06 Wind Energy Conversion Systems	11 - 32
	Section 11.07 Private Roads.....	11 - 36
	Section 11.08 Building Form and Composition	11 - 43
ARTICLE 12	PROCEDURES AND STANDARDS	12 - 1
	Section 12.01 Site Plan Review.....	12 - 1
	Section 12.02 Special Uses	12 - 16
	Section 12.03 Public Hearing Procedures.....	12 - 21
	Section 12.04 Amendments	12 - 23
ARTICLE 13	CONDOMINIUM REGULATIONS	13 - 1
	Section 13.01 Purpose.....	13 - 1

TABLE OF CONTENTS

	Section 13.02 Condominium Unit Requirements.....	13 - 1
	Section 13.03 Review Requirements.....	13 - 2
	Section 13.04 Required Plan Information	13 - 4
	Section 13.05 Project Standards.....	13 - 5
	Section 13.06 Monuments.....	13 - 7
	Section 13.07 Post Construction Requirements	13 - 8
ARTICLE 14	PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.....	14 - 1
	Section 14.01 Intent.....	14 - 1
	Section 14.02 Scope.....	14 - 1
	Section 14.03 Eligibility Criteria	14 - 1
	Section 14.04 Regulatory Flexibility	14 - 2
	Section 14.05 Use Standards.....	14 - 3
	Section 14.06 Residential Development Standards	14 - 4
	Section 14.07 Development Standards.....	14 - 7
	Section 14.08 Project Phasing	14 - 9
	Section 14.09 Fees and Performance Guarantees.....	14 - 10
	Section 14.10 PUD Review Procedures.....	14 - 10
	Section 14.11 Pre-Application Conference	14 - 11
	Section 14.12 PUD Area Plan and Rezoning Review.....	14 - 12
	Section 14.13 PUD Preliminary Site Plan Review	14 - 17
	Section 14.14 Outside Agency Permits and Approvals.....	14 - 17
	Section 14.15 PUD Final Site Plan Review.....	14 - 18
	Section 14.16 Development Agreement	14 - 18
	Section 14.17 Appeals	14 - 19
	Section 14.18 Amendments	14 - 19
	Section 14.19 As Built Plans.....	14 - 20
	Section 14.20 Expiration of PUD Approval	14 - 20
	Section 14.21 Compliance Required.....	14 - 21
	Section 14.22 Rescinding Approval of PUD	14 - 21
ARTICLE 15	RESERVED.....	15 - 1
ARTICLE 16	NONCONFORMITIES.....	16 - 1
	Section 16.01 Intent.....	16 - 1
	Section 16.02 Scope.....	16 - 1
	Section 16.03 Nonconforming Structures.....	16 - 2
	Section 16.04 Nonconforming Lots	16 - 3
	Section 16.05 Nonconforming Sites	16 - 4
	Section 16.06 Nonconforming Uses	16 - 4
	Section 16.07 Preferred Class Designations	16 - 5
	Section 16.08 Nonconforming Use Determinations	16 - 7

TABLE OF CONTENTS

Section 16.09	Unlawful Uses	16 - 9
Section 16.10	Change of Tenancy or Ownership	16 - 9
Section 16.11	Recording of Nonconforming Uses	16 - 9
Section 16.12	Cessation of Nonconformities by Township Action	16 - 9
Section 16.13	Nonconforming Extractive Operations	16 - 10
ARTICLE 17	ZONING BOARD OF APPEALS	17 - 1
Section 17.01	Authority	17 - 1
Section 17.02	Membership	17 - 1
Section 17.03	Rules of Procedure	17 - 2
Section 17.04	Hearings and Decisions	17 - 3
Section 17.05	Administration Appeals	17 - 4
Section 17.06	Interpretations	17 - 5
Section 17.07	Variances	17 - 6
Section 17.08	Exceptions	17 - 8
Section 17.09	Coordination with Site Plan Review	17 - 8
Section 17.10	Resubmission and Appeal to Circuit Court	17 - 8
Section 17.11	Limitations of Authority	17 - 8
ARTICLE 18	DEFINITIONS	18 - 1
Section 18.01	Rules of Construction	18 - 1
Section 18.02	Definitions	18 - 2
ARTICLE 19	SEVERABILITY, REPEAL, EFFECTIVE DATE, AND ADOPTION	19 - 1
Section 17.01	Adoption	19 - 1
Section 17.02	Effective Date	19 - 1
Section 17.03	Repeal of Previous Ordinances	19 - 1
Section 17.04	Severability	19 - 1
Section 17.05	Conflict with Other Laws	19 - 2
NOTICE OF ADOPTION		

TABLE OF CONTENTS