

**ARTICLE XV
SPECIAL LAND USE APPROVAL REQUIREMENTS**

SECTION 15.01 INTENT:

THE formulation and enactment of this Ordinance is based upon the division of the Township into districts in each of which are permitted specified uses which are mutually compatible. In addition to such permitted compatible uses however, there are certain other uses which may be necessary or desirable to allow in certain locations in certain districts, but because of their actual or potential impacts on neighboring uses or public facilities there is a need to carefully regulate them with respect to their location for the protection of the community. These uses, due to their peculiar locational need or the nature of the service offered, may have to be established in a district where they cannot be reasonably allowed as a permitted use.

SECTION 15.02 AUTHORITY TO GRANT PERMITS:

THE Planning Commission, as hereinafter provided, shall have the authority to grant special approval use permits, subject to such conditions of design, operation, and safeguards as may be determined for all special approval uses specified in the various provisions of this Ordinance.

SECTION 15.03 APPLICATION AND FEE:

APPLICATION for any special approval use permit permissible under the provisions of this Ordinance shall be made to the Planning Commission through the Township Clerk by filing an official special approval use permit application form; exhibits and information; and depositing the required fee as established by resolution of the Township.

SECTION 15.04 DATA, EXHIBITS AND INFORMATION REQUIRED IN APPLICATION:

AN application for a special approval use permit shall contain the applicant's name and address in full, a statement that the applicant is the owner involved or is acting on the owner's behalf, the address of the property involved; a site plan in accordance with Section 19.06 and a statement of supporting data, exhibits, information, and evidence regarding the required findings set forth in this Ordinance.

SECTION 15.05 PUBLIC HEARINGS AND NOTICES:

UPON receipt of a application for a special land use which requires a decision on discretionary grounds, one (1) notice that a request for special land use approval has been received shall be published in a newspaper which circulates in the Township, and sent by mail or personal delivery to the owners of property for which approval is being considered, to all persons to whom real property is assessed within three hundred (300') feet of the boundary of the property in question, and to the occupants of all structures within three hundred (300') feet. The notice shall be given not less than five (5) nor more than fifteen (15) days before the date the application will be considered. If the name of the occupants is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one (1) occupant of a structure,

except that if a structure contains more than one (1) dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses, or organizations, one (1) occupant of each unit or spatial area shall receive notice. In the case of a single structure containing more than four (4) dwelling units or other distinct spatial areas owned or leased by different individuals, partnerships, businesses, or organizations, 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. The notice shall:

1. Describe the nature of the special land use request.
2. Indicate the property which is the subject of the special land use request.
3. State when and where the special land use request will be considered.
4. Indicate when and where written comments will be received concerning the request.
5. Indicate the date, time and place where the public hearing on the special land use will be held.

SECTION 15.06 REQUIRED STANDARDS AND FINDINGS FOR MAKING DETERMINATIONS:

THE Planning Commission shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and shall find and record adequate data, information, and evidence showing that such a use on the proposed site, lot, or parcel meets the following requirements:

1. Will be in accordance with the general objectives, intent, and purposes of this Ordinance.
 - a. Will be consistent with maintenance of the public health, safety, and welfare.
 - b. Will be of such location, size and character that it will be in harmony with all applicable regulations of the zoning district in which it is to be located.
2. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, or that persons or agencies responsible for establishment of the proposed use shall be able to provide adequately any such service.
3. Will be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle contacts in residential districts.
4. Will be compatible with adjacent uses of land and the natural environment.
 - a. Will be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood.

- b. Will be designed such that the location, size, intensity, site layout and periods of operation of any such proposed use shall eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke, or lights.
 - c. Will be designed such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings.
 - d. Will not cause substantial injury to the value of other property in the neighborhood in which it is located.
- 5. Will promote the use of land in a socially and economically desirable manner.
 - 6. Will relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.

SECTION 15.07 DETERMINATION AND IMPOSITION OF CONDITIONS:

IF the facts in the case establish that the findings and standards set forth in this ordinance apply to the proposed use, and have been met, the Planning Commission shall grant special approval. In granting a special approval use permit, the Planning Commission may impose such reasonable conditions of use as is determined necessary to protect the best interest of the Township and the surrounding property, and to achieve the objectives of this ordinance. Conditions imposed shall meet all of the following requirements:

- 1. Be designed to protect natural resources, the health, safety, and welfare and the social and economic well being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
- 2. Be related to the valid exercise of the police power, and purposes which are affected by the proposed use or activity.
- 3. Be necessary to meet the intent and purpose of the zoning ordinance, be related to the standards established in the ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.

THE conditions imposed with respect to the approval of a land use or activity shall be recorded in the record of the approval action, and shall remain unchanged except upon the mutual consent of the Planning Commission and the landowner. The Planning Commission shall maintain a record of conditions which are changed.

SECTION 15.08 APPROVAL AND APPEAL PROCEDURES:

- 1. Approval, Grant of Permit. Upon holding a public hearing, and findings

that the requirements of this Article have been satisfactorily met by the applicant, the Planning Commission shall within thirty (30) days grant special approval. The Planning Commission's decision on a special approval use shall be incorporated in a statement containing the conclusions relative to the special approval under consideration which specifies the basis for the decision, and any conditions imposed. Upon approval, a special approval permit shall be issued to the applicant. The Planning Commission shall forward a copy of the permit to the applicant, Clerk, and Zoning Administrator. This record shall be on file in the Clerk's Office as well as being made a part of the site plan or building records for that parcel. The statement of conditions will be recorded in the County Register of Deeds.

2. Appeal to Township Zoning Board of Appeals. A person having an interest affected by a special land use decision of the Township Planning Commission may appeal to the Township Zoning Board of Appeals. (See Article XX, especially sections 20.02 and 20.03)

SECTION 15.09 VOIDING OF SPECIAL APPROVAL USE PERMIT:

ANY approval given by the Planning Commission, under which premises are not used or work is not started within eighteen (18) months or when such use or work has been abandoned for a period of six (6) months, shall lapse and cease to be in effect. The Planning Commission may grant the applicant one (1) or more six (6) month extensions of time if good cause is shown.

A violation of a requirement, condition, or safeguard shall be considered a violation of this Ordinance and grounds for the Zoning Administrator to suspend such special approval use permit until review by the Planning Commission. The Planning Commission shall determine if a violation has indeed occurred. In the case of a violation, the Planning Commission shall direct such corrective action as it determines is necessary to bring conformance with this Ordinance, or the Planning Commission shall cancel the special approval use permit in question.

SECTION 15.10 GAS OR ELECTRICAL TRANSMISSION LINES:

HIGH pressure gas transmission lines, petroleum products transmission pipelines, and high voltage electric transmission tower lines may be permitted in any district subject to the following regulations:

1. General Regulations.
 - a. All such utility lines shall follow existing utility corridors, where possible and reasonable, as determined by the Planning Commission.
 - b. The loss of any active agricultural use on property shown as Prime or Unique Farmland on the Soil Conservation Service's Important Farmland Map of St. Clair County shall be minimized to the greatest extent feasible consistent with the public interest and common good as determined by the Planning Commission.
 - c. Selective clearing techniques shall be used throughout a utility corridor or property for installation of towers, lines, pipelines, service roads, drainage facilities, and similar facilities. Existing vegetation shall be maintained, whenever possible, throughout the

remainder of the corridor not affected by the actual installation of approved facilities.

- d. Non-compliance with any part of this Ordinance, or any other Township Ordinance, shall be grounds for the Township acting to withdraw its approval or conditional approval of any use regulated hereunder and to order such use to be discontinued.
- e. Prior to commencement of construction, any approvals granted hereunder are not transferable to others or to successors in interest, without first applying for such to the Planning Commission.
- f. The person or company granted privileges hereunder shall inform the Township Clerk on a continuing basis of the name, address and phone number of its employee who is responsible for receiving complaints and communications from the Township.
- g. The existence of one line or facility approved hereunder does not imply permission to erect any other lines or facilities other than those originally permitted.

2. Requirements for High Voltage Electric Transmission Lines of 120kV or Greater:

- a. High voltage electric transmission lines of more than 345 kV shall not be located closer than five hundred (500') feet to occupied residences. Existing 345 kV lines shall not be energized at a higher voltage level when located closer than five hundred (500') feet to occupied residences.
- b. Corridor width shall be a minimum of two (2) times the proposed tower height for all voltages so that accidental collapse of any tower will be confined to the utility right-of-way.
- c. Where operating voltages will exceed 345 kV, the Township shall evaluate an area one quarter (1/4) mile on either side of the proposed electric corridor. The existing density of occupied dwellings per square mile shall not exceed one hundred (100) in any two (2) mile segment of this area. The applicant shall provide maps showing all information necessary to determine compliance with this standard.
- d. The electric field strength for all voltage levels shall not exceed 0.8 kV per meter, as measured at the edge of the corridor right-of-way.
- e. No such line or system shall cause radio or TV interference within residential dwellings in the Township, and if such happens it will be considered a public nuisance, subject to abatement.
- f. "Danger-No Trespassing" signs shall be placed at all road crossings and the Planning Commission, may require fencing at those road crossings which it determines are in need of additional protective measures.
- g. Any area destroyed by necessity in the construction of such approved facilities may be subject to conditions imposed by the Planning Commission for its immediate restoration by replanting or similar

techniques.

- h. Noise levels at the edge of the corridor right-of-way, that is the pressure level of sounds, shall not exceed the following decibel levels when adjacent to the following types of uses:

<u>Sound Level</u>	<u>Adjacent Use</u>	<u>Where Measured</u>
40dBA	Open Space/ Recreational	Common Property Line
40dBA	Residential	Common Property Line
40dBA	Agricultural	Common Property Line
60dBA	Commercial	Common Property Line
75dBA	Industrial	Common Property Line

The sound levels shall be measured using a weighted decibel measurement (referenced to 20 micropascals) and with a type of audio output meter approved by the U.S. Bureau of Standards. Where noise levels will exceed the above standards for the corridor width proposed, a widening of the corridor, consistent with these requirements, will be necessary.

- i. During the construction or repair of any facilities approved hereunder, the following shall be required:
 - (1) All internal roads shall be kept dust free by chemical treatment.
 - (2) Any damage to public or private roads, fences, structures or facilities shall be repaired immediately.
 - (3) No wastes or spoils of any kind, such as tree stumps, construction wastes, trash and the like, shall be left after construction or repair operations are complete.
 - (4) All construction operations shall be confined to daylight hours - Monday through Saturday - unless permitted in writing by the Planning Commission.
- j. At the time a request is made for approval under this section, the person, partnership, corporation or public utility shall submit an estimated timetable for completion of the construction plans to the Planning Commission, and specifications of all equipment and facilities proposed for installation. The Planning Commission, may require a performance bond with surety or an irrevocable bank letter of credit as a guarantee of completion of all approved facilities, and an agreement to indemnify, defend and hold harmless the Township from any claims arising out of the construction or operation of a project approved herein.
- k. When such lines or systems interfere with a public road by crossing such or paralleling such, any person or company, upon five (5) days notice, shall be required to raise such lines for necessary passage of any barn, building, house, or other object over the public ways.
- l. If any Court or the Michigan Public Service Commission or other governmental body finds that such lines and systems are not necessary, such shall, upon exhaustion of appeals, be dismantled under

regulation by the Planning Commission.

- m. The Township may make reasonable requests to require the person or company granted privileges hereunder to file written reports of the current status of research on high-voltage electricity, and such reports shall be true and complete. Any privilege granted hereunder is subject to a continuing representation by the holder of such that such lines and systems are safe and have no chance of being detrimental to the health or safety of any person or the environment.
- n. After the construction of the line is completed and before regular operation is begun, the operating company shall retain the services of an independent testing laboratory, which shall test said line for compliance with the standards contained herein, and submit a report of the test results to the Township.

SECTION 15.11 OUTDOOR THEATERS:

OUTDOOR theaters (except adult motion picture theaters) may be permitted in the B-2, General Business or I-1 or I-U, Industrial Districts subject to the following extra standards:

- 1. Because outdoor theaters possess the unique characteristics of being used only after darkness and since they develop a concentration of vehicular traffic in terms of ingress and egress from their parking area, they shall only be permitted when the site in question is surrounded by a non-residential district.
- 2. The proposed internal design shall receive approval from the Building Inspector as to adequacy of drainage, lighting, screening and other technical aspects.
- 3. Points of ingress and egress shall be available to the outdoor theater from abutting major thoroughfares and shall not be available from any residential street.
- 4. All vehicles waiting or standing to enter the facility shall be provided off-street waiting space. No vehicle shall be permitted to wait or to stand within a dedicated right-of-way.
- 5. The area shall be laid out so as to prevent the movie screen from being viewed from residential areas or adjacent major thoroughfares. All lighting used to illuminate the area shall be so installed so as to be confined within, and directed onto the premises of the outdoor theater site.
- 6. All sides of the development not abutting a major thoroughfare shall be screened with a fence or wall so as to obscure from view all activities within the development.

SECTION 15.12 AUTO RACE TRACKS:

AUTO race tracks (including midget, auto, motorcycle and go-kart tracks) may be permitted in the I-U, Industrial Utility District, after special approval, subject to the following extra standards:

1. Because auto race tracks develop a concentration of vehicular traffic in terms of ingress and egress from their parking areas and cause noise levels which may project beyond the property so used, they shall be permitted when located adjacent to a major thoroughfare and shall be located on a parcel of land which is abutting land zoned for industrial purposes on all sides of the parcel in question.
2. All parking shall be provided as off-street parking within the boundaries of the development.
3. All access to the parking areas shall be provided from a major thoroughfare.
4. All sides of the development not abutting a major thoroughfare shall be screened with a fence or wall so as to obscure from view all activities within the development.
5. Hours of operation permissible.
 - a. Sunday through Thursday between 9:00 A.M. and 10:00 P.M.
 2. Friday and Saturday between 7:00 A.M. and 12:00 A.M.

(The regulation of a private homeowner's recreational use of property without financial remuneration from a racing activity is not intended under this Section.)

SECTION 15.13 HORSE AND DOG RACE TRACKS:

HORSE and dog race tracks may be permitted in the IA, Intensive Agricultural Districts and the I-U, Industrial Utility Districts, after special approval, subject to the following extra standards:

1. Because horse and dog race tracks develop a concentration of vehicular traffic in terms of ingress and egress from their parking areas and require sizable land areas which would be incompatible with business or residential districts, they shall be permitted when located adjacent to a major thoroughfare and shall be located on a parcel of land which is abutting land zoned for industrial purposes on all sides of the parcel in question.
2. All parking shall be provided as off-street parking within the boundaries of the development.
3. All access to the parking areas shall be provided from a major thorough-

fare.

4. All sides of the development not abutting a major thoroughfare shall be screened with a fence or wall so as to obscure from view all activities within the development.

SECTION 15.14 LUMBER AND BUILDING MATERIAL DEALERS:

LUMBER and building material dealers may be permitted in the B-2, General Business and I-1 and I-U, Industrial Districts, after special approval, all subject to the following special standards:

1. The site shall abut only land zoned General Business, Light Industrial, or Industrial Utility or a public street.
2. All storage of building materials shall be within enclosed buildings, or storage sheds, except that outdoor storage may be permitted when within an area enclosed by an obscuring fence or wall not less than six (6') feet nor more than eight (8') feet in height. Screening slats placed in a chain link fence shall not be accepted as a suitable screening device.

SECTION 15.15 QUARRIES AND STRIPPING OPERATIONS:

BECAUSE the commercial removal of soil, sand, gravel, stone and other earth materials is likely to involve substantial amounts of nuisance (primarily noise and dust, with resulting air pollution) and large amounts of trucking and in some (but not necessarily all) cases the land is spoiled for any subsequent use with resulting loss of taxable revenues, such use may be permitted only in the IA, Intensive Agricultural Districts, A/R, Agricultural-Rural Residential Districts, OS, Open Space Conservation & Recreation Districts and I-U, Industrial Utility Districts and shall further be subject to the following extra standards:

1. There shall be not more than one (1) entrance way from a major thoroughfare to said lot for each five hundred (500') feet of street frontage.
2. Such removal, processing, transportation, and activities relating to storage such as stockpiling shall not take place before 7:00 a.m. or after 7:00 p.m. week days and shall not take place before 9:00 a.m. or after 7:00 p.m. weekends (Saturdays & Sundays).
3. Specific Requirement for Pit/Quarry Operations: No cut, excavation, digging, and/or removal of soil, sand, gravel, stone and/or other earth materials shall be made, nor take place, closer than three hundred (300') feet from any street, road or highway public right-of-way, nor nearer than three hundred (300') feet to any lot, property, and/or boundary line. It is further provided, however, that the Planning Commission as provided

under Sections 15.07 and 15.08 may prescribe more stringent or strict requirements as shall be necessary to provide sublateral support to surrounding, adjacent and/or adjoining lands and properties where soil or geographic conditions warrant or require the same, or where serious safety concern(s) are present.

4. Specific Requirement for Stripping Operations: No stripping of soil, sand, gravel, stone and/or other earthen materials shall take place within three hundred (300') feet from any street, road or highway right-of-way line or an adjoining or adjacent residence, nor within fifty (50') feet of any other property or boundary line. Further, no such stripping operation shall result in the creation of a quarry, pit or area excavated below the grade of surrounding, adjacent and/or adjoining properties. It is further provided, however, that the Planning Commission as provided under Sections 15.07 and 15.08 may prescribe more stringent or strict requirements in order to protect nearby residences or other land uses from any potential adverse impacts of and/or from the stripping operation.

On said lot, all roads, driveways, parking lots, and loading and unloading areas within one hundred (100') feet of any lot line shall be paved, oiled, watered, or chemically treated so as to limit adjoining lots and public roads the nuisance caused by wind-borne dust.

Any odors, smoke, fumes or dust generated on said lot by any digging, excavating, processing, stockpiling, or transportation operation and borne or able to be borne by the wind shall be confined within the lines of said lots as much as is possible so as not to cause a nuisance or hazard on any adjoining lot or public road and shall conform to the Township Ordinance "Performance Standards"

Such removal processing or storage shall not be conducted as to cause the pollution by any material of any surface or subsurface, water-course, or water body outside the lines of the lot on which such use shall be located.

Such removal processing or storage shall not be conducted as to cause or threaten to cause the erosion by water of any land outside of said lot or of any land on said lot so that earth materials are carried outside of the lines of said lot, that such removal shall not be conducted as to alter the drainage pattern of surface or subsurface waters on adjacent property, and that in the event that such removal, processing or storage shall cease to be conducted it shall be the

continuing responsibility of the owner or operator thereof to assure that no erosion or alteration of drainage patterns, as specified in this paragraph, shall take place after the date of the cessation of operation.

All fixed equipment and machinery shall be located at least one hundred (100') feet from any lot line and five hundred (500') feet from any residential zoning district, by that in the event the zoning classification of any land within five hundred (500') feet of such equipment or machinery shall be changed to residential subsequent to the operation of such equipment or machinery, the operation of such equipment or machinery may continue henceforth but in no case less than one hundred (100') feet from any lot line or right-of-way.

9. If a commercial removal of soil, sand, gravel, stone or other earth materials by reasons of its depth or other conditions constitutes or is reasonably likely to constitute a danger to public health, safety or welfare, then a fence shall be erected around it. The fence shall be six (6') feet in height, shall be adequate to prevent trespass, and shall be placed no closer than fifty (50') feet to the edge of any slope.
10. All areas within any single development shall be rehabilitated progressively as they are worked out or abandoned to a condition of being entirely lacking in hazards, inconspicuous, and blended with the general surrounding ground form so as to appear reasonably natural.
11. The operator shall file with the Planning Commission a detailed plan for the restoration of the development area which shall include the anticipated future use of the restored land, the proposed final topography indicated by contour lines of not greater interval than five (5') feet, steps which shall be taken to conserve topsoil, proposed and final landscaping, and the location of future roads, drives, drainage courses and/or other improvements contemplated. Said plans shall be subject to review and modification from time to time by the Planning Commission. The anticipated cost of carrying out the plans for restoration shall be included with said plans.
12. The operator shall file with the Township of Greenwood a performance bond, payable to the Township and conditioned on the faithful performance of all requirements contained in the approved restoration plan. The amount of the required bond which will reflect the anticipated cost of restoration shall

be fixed by the Township. The bond shall be released upon written certification of the Building Inspector that the restoration is complete and in compliance with the restoration plan.

13. The operator shall file with the St. Clair County Road Commission a bond for maintenance of and dust control on the public road(s) providing access to the site.
14. Provision for more stringent requirements: The Planning Commission shall prescribe more stringent requirements if deemed necessary in the interest of the public health, safety and welfare, and as may be demonstrated by an impact assessment and/or statement.

SECTION 15.16 JUNK YARDS, AUTOMOBILE SALVAGE OR WRECKING YARDS, WASTE OR SCRAP RECYCLING OPERATIONS AND REFUSE TRANSFER FACILITIES:

THESE uses may be permitted in the I-U, Industrial Utility Districts subject to the following extra standards set forth below. [Junkyards may also be subject to additional local licensing requirements by separate ordinance.] In cases where there are conflicting requirements, the most restrictive requirements shall govern.

1. These uses may only be located upon a site where abutting lands are zoned for non-residential purposes on all sides.
2. All parking shall be provided as off-street parking within the boundaries of the development.
3. Any required front yard setback shall not be used for providing off-street parking, but must be landscaped.
4. All sides of the development shall be screened with an unpierced fence or wall at least eight (8') feet in height and not less than the height of the materials on the lot on which a stated use is located.
5. The above required fence or wall shall be no closer to the lot lines than the yard requirements for buildings or structures permitted in the district.

6. All junk, waste, or scrap materials shall be exclusively contained behind such fence or wall.
7. All roads, driveways, parking lots, loading & unloading areas within such use shall be paved, oiled, watered, or chemically treated so as to limit the nuisance caused by wind-borne dust to adjoining property and public roads.
8. In order to protect the community from the danger of the leaching or runoff of chemicals or substances into the groundwater or surface water, these uses shall not be located upon lands classified as "wetlands" as defined on the National Wetland Inventory Map or upon a determination by the MDEQ, nor upon lands lying within the 100 year floodplain, as defined on the Fed. Flood Insurance Rate Map or Fed. Flood Hazard Boundary Map.

SECTION 15.17 TELEPHONE EXCHANGE AND STATIC TRANSFORMER STATIONS, GAS REGULATOR STATIONS, AND OTHER PUBLIC UTILITY BUILDINGS:

THESE uses may be permitted in all districts subject to the following extra standards:

1. There is no public business office nor any storage yard or storage building operated in connection therewith.
2. The exchanges, transformer stations or transformer mats are located not less than fifteen (15') feet from any interior side property line, twenty-five (25') feet from its front property line, and thirty (30') feet from its rear property line.
3. All required yards are to be landscaped and maintained.

SECTION 15.18 BED AND BREAKFAST ESTABLISHMENTS:

BED AND BREAKFAST ESTABLISHMENTS (definition #20) may be permitted as a special approval use in A/R, R, and RM Residential Districts and in OS, Open Space, Conservation & Recreation Districts and as a permitted use in the B-2,

General Business District provided the following requirements are met:

1. The rooms utilized are not specifically constructed for rental purposes. Each bed and breakfast establishment shall contain not less than two (2) bedrooms for rent. A structure shall not be eligible for bed and breakfast use unless it contains at least two thousand (2,000) square feet of gross floor area. Adequate living space must be preserved for the owner/innkeeper quarters; this must include a separate bedroom for owner/innkeeper and bedrooms for other family members residing on the premises.
2. The dwelling unit which contains the bed and breakfast establishment shall be the principal residence of the owner/innkeeper. Said owner/innkeeper shall reside on the premises when the bed and breakfast establishment is in operation.
3. Parking, driveway, and maneuvering area shall be provided in accordance with Section 17.20.
4. Off-street parking is provided as follows: Two spaces for the primary residential uses, plus one-half per single bed equivalent, plus one space for each employee on the largest shift.
5. Parking must be screened from residential uses as specified in Section 17.15.
6. Lighting must be directed away from residential uses.
7. Rooms for sleeping shall have a minimum size of ninety (90) square feet for single occupancy rooms, one hundred (100) square feet for double occupancy rooms, one hundred fifty (150) square feet for triple occupancy rooms, and two hundred (200) square feet for four person rooms. There shall be a maximum of four (4) occupants per room. Each sleeping room shall have one wall dimension of not less than seven (7') feet in length.
8. Toilet, lavatory, and bathing facilities shall be available to all persons. There shall be the equivalent of one (1) full bath for each six (6) occupancies.
9. There shall be no exterior display other than one (1) non-illuminated,

non-animated sign, not to exceed eight (8) square feet in area, nor to exceed twelve (12') feet in height.

10. Because many older, single family homes are larger and represent sizable maintenance and energy cost, it is feared that restrictions only to single family use may foster inadequate maintenance and for even abandonment. The possible consequence may be a general appearance of blight which, if allowed to proceed in a downward trend, could erode the stability of the neighborhood. Based on the above, some areas may be regarded as conducive for limited bed and breakfast purposes; but only when certain conditions as may be required by the Planning Commission in order to preserve the character as well as the health, safety and welfare of the neighborhood are met.
11. It is the intent of the Township to allow the option of this use (bed and breakfast establishment) as an economic means of preserving structures which are historically or architecturally significant. Therefore, the structure must be placed on (or be eligible for) the state or national register of historic places. Alternatively, structures may be eligible upon a determination by the Planning Commission that they are significant prototypes or examples of a period, style, architectural movement, or method of construction, or if they are the most notable work of the best surviving work in a given region of a pioneer architect or master builder, or if they are associated with an individual who had a profound influence on the history of the area, region, or state. Birth place, place of death, or interment shall not be considered unless something of historical importance is connected with his or her birth or death.
12. Food may be served in a bed and breakfast establishment only to those persons renting a room and only during their stay at the bed and breakfast establishment.

SECTION 15.19 HOTELS AND MOTELS:

THESE uses may be permitted in the B-2, General Business District subject to the following standards:

1. Vehicular ingress and egress from the site shall be directly onto a major thoroughfare having an existing or planned right-of-way of at least one hundred twenty (120') feet in width.
2. No kitchen or cooking facilities within the units are to be provided with the exception of the manager's or caretaker's units.
3. Each unit shall contain no less than two hundred fifty (250) sq. ft. of floor area.
4. Units shall not be occupied as a place of permanent residence and a guest register shall be maintained.

SECTION 15.20 FEEDLOTS AND RAISING OF FUR BEARING ANIMALS:

1. FEEDLOTS (see def. #58) may be permitted upon special approval in the IA, Intensive Agricultural Districts subject to the following conditions:
 - a. Any pen, corral, or structure where livestock and/or farm animals are maintained as a feedlot, or where swine are raised shall be sited in accordance with the Michigan "generally accepted agricultural and management practices" (GAAMPS) under PA 261 of 1999. The applicant shall demonstrate in his site plan that GAAMPS standards are to be met.
 - b. The raising of fowl, poultry, quail, or other game birds or their by-products shall be conducted within an adequately fenced area or an enclosed building and shall be sited in accordance with the Michigan "generally accepted agricultural and management practices" (GAAMPS) under PA 261 of 1999. The applicant shall demonstrate in his site plan that GAAMPS standards are to be met. The killing and dressing of fowl are permitted provided that the operation is conducted within a building. All waste parts or offal must be immediately disposed of and no outdoor storage of offal shall be permitted.
2. THE raising of fur bearing animals including mink and rabbit, may be permitted upon special approval in the IA, Intensive Agricultural District

when located on a continuous parcel of land ten (10) acres or more in area with all buildings and outdoor runs setback one hundred (100') feet or more from all property lines; with the exception of raising mink which shall be conducted on a continuous parcel of land forty (40) acres or more in area, with all outdoor runs or breeding areas enclosed on all sides by a fence not less than four (4') feet in height and setback from all property lines a minimum distance of four hundred (400') feet.

SECTION 15.21 HIGH VOLUME WATER WELL OR WELL SYSTEM: *(Added by Amendment 7/12/05)*

A High Volume Water Well or Well System, defined as a well or series of wells capable of producing over 100 gallons per minute peak capacity and intended to serve a use other than a single-family dwelling, may be permitted by the Planning Commission in any district as a Special Land Use subject to the following:

1. There must be a demonstrated need for the proposed High Volume Water Well or Well System.
2. The applicant shall submit a site plan (See SECTION 19.06) and a hydrogeologic study prepared by a registered engineer, qualified by training and experience to prepare hydrogeologic studies, showing the extent of the well cone of influence, the number and location of wells, and the anticipated average and peak water flow on a daily and peak basis.
In addition, the study shall document the location and depth of existing wells within the maximum proposed cone of influence area or 2,000 feet, whichever is greater, and describe the anticipated impact on these wells.
Furthermore, the study shall include a plan that provides, at a minimum, for the connection of any and all existing wells within the cone of influence to the proposed well or system free of charge in the event that the wells fail after the proposed well(s) is constructed. As an alternative, the plan may provide for the drilling of new or deeper wells for individuals. The plan shall also provide, at a minimum, for the future connection to the well or system (or drilling of new individual wells) to those properties within the cone of influence that are currently undeveloped or underdeveloped. In no way shall the construction and operation of a water well structure restrict or eliminate the availability

of potable water to those residents, businesses, and property owners within the cone of influence of the proposed high volume water well(s).

3. The applicant shall submit an application to the Planning Commission for approval to drill a test water well for the purpose of collecting data needed to complete a full application and to determine the feasibility of establishing a permanent well or well system. The drilling of a test well may be permitted as a temporary use not requiring special land use approval. The application shall include the following information.
 1. Name, address, city, zip code, and telephone number of the applicant.
 2. Location of the proposed test well.
 3. Purpose of the proposed test well.
 4. Anticipated depth and peak volume of the well.
 5. A scale drawing showing the location of potential contaminants, animal feedlots, industrial uses, and industrial zoning districts within 2,000 feet of the proposed well.
 6. Proposed end users of the well or well system and the location of end users.
 7. Number of days anticipated to complete drilling and number of days anticipated to complete testing.
 8. Signature of applicant.
4. A special land use application (in accordance with SECTION 15.01 through/ and including SECTION 15.09 and this SECTION 15.21) for a permanent High Volume Water Well or Well System shall include an application for Site Plan Review (see SECTION 19.06).
5. All such uses shall be completely enclosed and without storage yards.
6. No structure shall exceed the height limit of the district and all storage tanks shall be set back from all property lines a distance equal to at least the height of the tank.
7. In order to protect surrounding property values, all buildings shall be designed to be compatible in style and materials with other uses and structures permitted in the district.

8. No building shall be located closer than one-hundred (100') feet to any property line abutting land zoned for residential use. No High Volume Well or Well System shall be located closer than two-hundred (200') feet to any property line.
9. Adequate off-street parking, screened from public view (See SECTIONS 17.15 GREENBELTS, OBSCURING WALLS, BERMS & 17.16 PLANT MATERIALS), shall be provided for any service personnel and all drives and parking areas shall be built in accordance with SECTION 17.20 OFF-STREET PARKING.
10. In order to protect the public health, safety and welfare and to protect the public supply of drinking water, no high volume water well or well system shall be constructed within 2,000 feet of any known source of contamination (e.g. animal feedlot, waste disposal site, land application of sanitary waste water or sludge, sanitary landfills, chemical or waste chemical storage or disposal facilities, etc.), or existing industrial uses. The applicant shall provide a map, prepared by a registered engineer, land surveyor, architect, landscape architect or planner showing the existing uses and zoning within a minimum 2,000 foot radius of the site which shall include an inventory of all hazardous materials users, underground fuel tanks, and similar potential sources of groundwater contamination. This radius may be increased by the Township Planning Commission based on facts and reasonable argument(s) deriving from the results of the hydrogeologic study. If other potential sources of contamination other than those listed above are identified within a minimum 2,000 foot radius of the proposed High Volume Water Well or Well System, the Planning Commission may deny the application or, if appropriate, require appropriate conditions to protect the public health, safety and welfare.
11. In addition to the above, the applicant shall address other potential negative impacts that may be caused by the construction and operation of a high volume water well or well system, and shall provide and establish a plan for mitigation of these negative impacts.
12. Because the supply of clean, safe drinking water is an important community natural resource, no high volume water well or well system may supply water to any property outside the limits of Greenwood Township unless an agreement is reached between the Greenwood Township Board and the

legislative body of the other municipality wherein water service is proposed.

13. An annual permit shall be required for all high volume water wells or well systems. Prior to December 31st of each year, the owner-operator shall submit an application and appropriate application fee to the Township Clerk for renewal of the annual permit. The application shall include well log data including peak and average flow data on a monthly basis and water quality testing results.
14. A performance bond shall be provided in accordance with SECTION 19.07 PERFORMANCE GUARANTEES to ensure provision and protection of adequate potable water supply for adjacent owners, including those within the well or well system cone of influence.
15. Well location, construction and operation shall be in conformance with the State of Michigan Public Health Standards and the standards in this ordinance. In the event of a conflict between the two, the standard(s) which is (are) more restrictive shall apply.

SECTION 15.22 CHURCHES:

CHURCHES and other facilities normally incidental thereto may be permitted in the A/R, R, and RM Residential Districts and OS, Open Space, Conservation & Recreation Districts subject to the following requirements:

1. The site is so located as to have at least one (1) property line abutting a public thoroughfare of not less than one hundred twenty (120') feet of right-of-way width, either existing or proposed, and all ingress and egress to the site shall be directly onto said major thoroughfare, or a marginal access service drive thereof.
2. In order to insure that there is sufficient land to accommodate future expansion and accessory facilities, the subject property shall be a minimum of five (5) acres.
3. Front and side yards shall be equal to at least one and one-half (1½) the height of the main building. The height limitations set forth in Article

XIV shall not apply to churches.

4. Off-street parking shall be provided in accordance with the provisions of Section 17.20. No off-street parking area may occupy a required front yard.
5. Whenever an off-street parking area is located within fifty (50') feet of an adjoining residentially zoned property line, a continuous and obscuring protective screening device at least four feet six inches (4' -6") in height, but not more than six (6') feet in height, shall be provided along the sides of the parking area adjoining such residentially zoned land. Said screening device shall comply with the provisions of Sections 17.15 and 17.16.
6. The site shall not be used for dwelling purposes except that residential dwelling facilities may be provided for up to two (2) regular employees of the church and their families. Any such dwelling units or quarters shall comply with the minimum requirements for dwellings in the District in which located.
7. Accessory structures shall not exceed one story or fourteen (14) feet in height.
8. For the purpose of insuring that large churches are located within or adjacent to the more developed portions of the township where adequate infrastructure is available to service the facility and not in an inappropriate rural setting where such services are not available, and for the protection of the public health, churches having seating capacity in the main sanctuary for 100 or more persons shall not be approved unless connected to municipal water and municipal sewer facilities.

SECTION 15.23 GOVERNMENT BUILDINGS:

GOVERNMENT buildings and uses may be permitted as special approval uses in the A/R, R, and RM Residential Districts and IA, Intensive Agricultural and OS, Open Space, Conservation & Recreation Districts provided:

1. The depth of the front and rear yard and the width of each side yard shall not be less than fifty (50') feet.
2. Off-street parking shall be provided in accordance with the provisions of Section 17.20.
3. Whenever an off-street parking area is located within fifty (50') feet of an adjoining residentially zoned property line, a continuous and obscuring screen at least four feet six inches (4' 6") in height, but not more than six (6') feet in height, shall be provided along the sides of the parking area adjoining such residentially zoned land. Said screen shall comply with the provisions of Sections 17.15 and 17.16.

SECTION 15.24 GOLF COURSES:

GOLF COURSES may be permitted as special approval uses in the A/R, R, RM, Residential Districts, and in the IA, Intensive Agricultural and OS, Open Space, Conservation & Recreation Districts provided:

1. The site is so located as to have at least one (1) property line abutting a major thoroughfare of not less than one hundred and twenty (120') feet of right-of-way width, either existing or proposed, and all ingress and egress to the site shall be directly onto a major thoroughfare or a marginal access drive thereof.
2. All development features including the principal building and any accessory buildings or structures are so located and related to minimize the possibility of any adverse effect upon adjacent property. This shall mean a minimum distance of two hundred (200') feet to the property line of abutting residentially zoned lands and public rights-of-way provided where topographic conditions are such that the building would be screened from view, the Planning Commission may modify this requirement.
3. Major accessory uses which are generally of a commercial nature, such as a restaurant and bar, shall be housed in a single building with a club house. Minor accessory uses which are strictly related to the operation of the golf course itself, such as maintenance garage and pro shop, may be located in separate buildings.

4. Whenever a swimming pool is to be provided, said pool shall be provided with a protective fence six (6') feet in height and entry shall be by means of a controlled gate or turnstile.
5. Off-street parking shall be provided in accordance with the provisions of Sections 17.20.
6. For the purpose of insuring that large golf course facilities are located within or adjacent to the more developed portions of the township where adequate infrastructure is available to service the facility and not in an inappropriate rural setting where such services are not available, and for the protection of the public health, golf course facilities having seating capacity in the main room for 100 or more persons shall not be approved unless connected to municipal water and municipal sewer facilities.

SECTION 15.25 PRIVATE RECREATIONAL AREAS:

PRIVATE recreational areas not open to the general public; institutional community or neighborhood recreation centers; and neighborhood association swimming pools may be permitted as special approval uses in the A/R and R, Residential Districts and in the IA, Intensive Agricultural and OS, Open Space, Conservation & Recreation Districts provided that:

1. The subject property; is so located as not to hinder the natural and presumed residential development of the area.
2. The depth of the front and rear yards and the width of each side yard shall not be less than fifty (50') feet.
3. Off-street parking shall be determined on the basis of one (1) parking space for each five hundred (500) square feet of land area devoted to these uses. Off street parking shall be in accordance with the provisions of Sections 17.20.
4. Whenever an off-street parking area is located within fifty (50') feet of an adjoining residentially zoned property line, a continuous and obscuring screen at least four feet six inches (4' 6") in height, but not more than

six (6') feet in height, shall be provided along the sides of the parking area adjoining such residentially zoned land. Said screen shall comply with the provisions of Sections 17.15 and 17.16.

SECTION 15.26 LARGE SCALE OUTDOOR RECREATIONAL USES:

LARGE SCALE OUTDOOR RECREATIONAL USES, including recreational fields (football, softball, baseball, soccer and similar activities), tennis courts, basketball courts, ice skating rinks, downhill ski facilities, picnic grounds, miniature golf courses, golf driving ranges, campgrounds, riding stable, hay rides, small boat rental, swimming facilities, kiddie type rides, and tracks for off-road vehicles or similar uses for physical and outdoor exercises may be permitted as special approval uses in the IA, Intensive Agricultural, A/R, Agricultural/Rural Residential and OS, Open Space, Conservation & Recreation Districts provided that the following standards are met.

NOT included under "large scale outdoor recreational uses" and regulated elsewhere in this Ordinance are the following: motorcycle and auto race tracks, horse or dog tracks, combat game areas, gun clubs, golf courses, outdoor theatres, amusement parks, circuses, carnivals, rebound tumbling facilities, outdoor dance pavilions.

1. The subject property is at least forty (40) acres or more in area and is located on a major thoroughfare having an existing or proposed right of way of not less than one hundred twenty (120') feet.
2. All development features including the principal building and spectator seating facility shall not be closer than two hundred (200) feet to a public street or land zoned residential except, where natural topographical conditions are such that the development features would be screened from view, this requirement may be modified.
3. No activity shall take place within thirty (30') feet of the property line. All such activities shall be screened from abutting land zoned residential, by means of a protective screening device as determined by the Planning Commission meeting the requirements of Sections 17.15, and 17.16 of this Ordinance.

4. Exterior lighting shall be installed in such a manner that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent roads.
5. Adequate trash containers shall be provided on the site. The site shall be periodically cleared of debris so that wind blown litter does not accumulate on adjacent properties.
6. In order to insure that the recreational use is compatible with adjacent land uses, the Planning Commission may require such items as landscaped buffer strips with berms, off-site street improvements, fencing security facilities, and other improvements in order to insure that excessive dust, noise, traffic, lighting glare, and trespassing are not inflicted on adjacent properties.
7. Related accessory commercial uses such as refreshment stands, concession counters, and sit-down restaurants which may include the sale of alcoholic beverages, retail shops selling or renting sport and recreational items such as a "pro shop" or rental equipment store, office buildings relating to the management of the recreational use, spectator seating, and service areas including locker rooms, showers, restrooms, and similar facilities may be permitted in conjunction with the recreational uses when it is clearly incidental to the main recreational character of the use. Such related accessory uses shall not include the sale, servicing, or repair of any vehicles or equipment used on the site except that owned by the proprietor.
8. Whenever a swimming pool is to be provided, said pool shall be provided with a protective fence six (6') feet in height and entry shall be by means of a controlled gate or turnstile.
9. Off-street paved parking shall be constructed in accordance with Section 17.20 except that the Planning Commission may waive requirements for paved parking areas, maneuvering lanes, and drives for campgrounds, parks, riding stables, and other similar outdoor recreational uses where because of their rural or rustic nature, hard surfaced parking in the opinion of the Planning Commission would detract from the nature of the recreational facility.

10. Permitted accessory uses which are generally of a minor commercial nature shall be housed in a single building. Minor accessory uses which are strictly related to the operation of the recreational use itself, such as a maintenance garage, may be located in a separate building.
11. For the purpose of insuring that large scale outdoor recreational facilities are located within or adjacent to the more developed portions of the township where adequate infrastructure is available to service the facility and not in an inappropriate rural setting where such services are not available, and for the protection of the public health, large scale outdoor recreational facilities that provide service for 100 or more persons shall not be approved unless connected to municipal water and municipal sewer facilities.

SECTION 15.27 PUBLIC OR COMMERCIAL STABLES, KENNELS
AND VETERINARY CLINICS: *(paragraph amended 2/11/03)*

PUBLIC or commercial stables containing three (3) or more horses; public, private or commercial kennels (as regulated under Article 4, Section 8, St. Clair Co. Dog Control Ordinance) and veterinary clinics may be permitted as special approval uses in the A/R, Agricultural/Rural Residential Districts and OS, Open Space, Conservation & Recreation Districts provided:

1. The subject property is so located as not to hinder the natural and presumed residential development of the area.
2. The subject property contains a minimum of ten (10) acres.
3. The stable, barn or kennel is located one hundred (100') feet from any neighboring residential use. All runs or breeding areas shall be enclosed by a chain link fence not less than six (6') feet in height.
4. If the use is of a commercial nature, that off-street parking be provided in accordance with the provisions of Sections 17.20 of this Ordinance.
5. The Planning Commission may require adequate means of noise control, including, but not limited to buffering, use of berms, inside night time (also potentially day time) housing of animals, and any other reasonable

means to insure adequate protection and enjoyment of neighboring properties. Failure by the developer of a kennel to demonstrate in his/her proposal to provide adequate means to control noise shall be grounds to deny a special approval use permit.

VETERINARY clinics shall also be allowed as a special approval use in the B-2, General Business District provided that there are no outdoor runs for animals, and that there be no boarding, no noise, and no odor.

SECTION 15.28 NURSERY SCHOOL, DAY NURSERY, AND CHILDCARE CENTERS:

NURSERY schools, day nurseries, and child care centers may be permitted as special approval uses in the A/R, R, and RM Residential Districts, and B-1 and B-2 Business Districts provided:

1. That for each child cared for there shall be provided and maintained a minimum of one hundred and fifty (150) square feet of outdoor play area.
2. Such play space shall have a total minimum area of not less than five thousand (5,000) square feet and shall be screened from any adjoining lot in any residential district, and shall be completely enclosed by a masonry wall or chain link fence of not less than five (5') feet in height.
3. Any such use will not be permitted in the interior of any Residential or Agricultural District but will be permitted adjacent to a non residential district and shall be located on a lot fronting a major thoroughfare or collector street having an existing or proposed right-of-way of not less than eighty-six (86) feet.
4. Sufficient area shall be provided for automobiles waiting to pick up children so that they are not forced to wait or stand on a public street.
5. No building, use or activity shall be located closer than thirty (30') to any property line of residentially zoned property.

SECTION 15.29 RESERVED FOR FUTURE USE:

SECTION 15.30 ORPHANAGE, FOSTER HOME, HOME FOR THE AGED,
INDIGENT, OR PHYSICALLY OR MENTALLY HANDICAPPED:

AN orphanage, foster home, or a home for the aged, indigent, physically or mentally handicapped, a rest or convalescent home may be permitted as a special approval use in the RM, Multiple-Family Residential District when the following conditions are met:

1. All vehicular ingress and egress from the site shall be directly onto a major thoroughfare having a planned right-of-way of not less than one hundred twenty (120') feet.
2. The maximum extent of development and occupancy shall not exceed thirty (30) persons, patients, or residents per acre of land.
3. No building other than a structure for strictly residential purposes shall be closer than sixty (60') feet to any property line.
4. State licensed homes for six (6) or fewer residents shall be a permitted use in all districts where single family homes are a permitted use.

SECTION 15.31 BOARDING AND LODGING HOUSES:

BOARDING and lodging houses (definition #23), rooming houses (definition #141), and tourist homes (definition #161), may be permitted as a special approval use in RM Residential Districts and tourist homes in the OS, Open Space, Conservation & Recreation Districts provided the following requirements are met:

1. Not more than 5 sleeping-rooms for the development.
2. Adequate parking, driveway, and maneuvering area shall be available on-site and shall be provided in accordance with Section 17.20.
3. Maximum density of twenty persons per acre for the development.
4. Parking must be screened from residential uses as specified in Section 17.15.

5. Lighting must be directed away from residential uses.
6. Rooms for sleeping shall have a minimum size of ninety (90) square feet for single occupancy rooms, one hundred (100) square feet for double occupancy rooms, one hundred fifty (150) square feet for triple occupancy rooms, and two hundred (200) square feet for four person rooms. There shall be a maximum of four (4) occupants per room. Each sleeping room shall have one wall dimension of not less than seven (7') feet in length.
7. Toilet, lavatory, and bathing facilities shall be available to all persons. There shall be the equivalent of one (1) full bath for each six (6) occupancies.
8. There shall be no exterior display other than one (1) non-illuminated, non-animated sign, not to exceed eight (8) square feet in area, nor to exceed twelve (12') feet in height.
10. Food may be served in a bed and breakfast establishment only to those persons renting a room and only during their stay at the bed and breakfast establishment.

SECTION 15.32 RESERVED FOR FUTURE USE:

SECTION 15.33 AMUSEMENT AND RECREATION SERVICES:

1. INDOOR RECREATION. Recreation centers similar to bowling alleys, skating rinks, racquet sports, archery ranges, amusement areas, arcades and similar forms of recreation or amusement may be permitted in the B-2, General Business District provided they are conducted wholly within a completely enclosed building.
2. AMUSEMENT ORIENTED OUTDOOR RECREATION. Outdoor recreational space for adult or children's amusement parks, circuses, carnivals, rebound tumbling facilities, outdoor dance pavilions, miniature golf courses, and golf driving ranges may be permitted in the B-2, General Business District subject to the following special standards:

- a. Site shall not abut directly or across a street, any Residential District.
 - b. Children's amusement parks shall be fenced on all sides with a wall or fence not less than four feet six inches (4' -6") in height.
 - c. No loud speaker of public address system shall be used except by express written consent of the Township Planning Commission wherein it is deemed that no public nuisance or disturbance will be established.
3. Outdoor recreational space for miniature golf courses and golf driving ranges may be permitted in the OS, Open Space, Conservation & Recreation District subject to the special standards 2. a., b., and c. above.

SECTION 15.34 MOTOR VEHICLE WASHING, CONVEYOR OR NON-CONVEYOR TYPE:

MOTOR vehicle washing, conveyor or nonconveyor type, may be permitted in the B-2, General Business District when completely enclosed in a building, excepting points of ingress and egress, and subject to the following extra standards:

1. All cleaning operations shall be completely enclosed within a building.
2. A hard-surfaced driveway of one (1) or more lanes shall be constructed on the parcel in such a manner as to provide for a continuous movement of cars into the washrack.
3. The driveway so provided shall be not less than ten (10') feet wide for a single lane and not less than ten (10') additional feet in width for each additional lane.
4. Where only a single lane is provided, it shall be used for no other purpose than to provide access to the washrack. All lanes provided shall be suitably protected from interference by other traffic.
5. The total length of the required lane or lanes so provided for a convey-or

type washrack shall be determined by the overall length of the building, including areas having side walls but no roof. In any building where the washing operation moves in other than a straight line, the length of the building, for the purposes of this section, shall be the distance measured along the centerline of the conveyor or wash line from the point of entry to the point of exit from the building. The overall length of the required lane or lanes, as measured along the centerline, shall be determined in accordance with the following formula:

Where the building is eighty (80') feet or less in overall length, the total required lanes shall be not less than four hundred (400') feet in length. Where the building exceeds eighty (80') feet in length, the length of the required lane or lanes shall be increased fifty (50') feet for each ten (10') feet or fraction thereof by which the building exceeds eighty (80') feet in overall length.

6. For a non-conveyor type auto wash, five (5) waiting spaces, each twenty (20') feet in length, shall be provided for each washing stall on the entrance side of the stall and two (2) spaces per stall shall be provided on the exit side for a drying area.
7. The site shall be designed in such manner that no operations are conducted off the parcel.
8. A building setback of at least sixty (60') feet must be maintained from the proposed or existing street right-of-way.
9. Ingress and egress points shall be located at least sixty (60') feet from the intersection formed by the existing or proposed right-of-way lines, whichever is greater, and shall be directly from a major thoroughfare.
10. The site shall be drained so as to dispose of all surface water in such a way as to preclude drainage of water onto adjacent property.
11. Gasoline sales shall be permitted on the property provided there is compliance with Section 15.34, paragraph 4, and Section 15.35, paragraphs 1-12, of this Ordinance.

SECTION 15.35 GASOLINE SERVICE STATIONS:

GASOLINE service stations may be permitted in the B-2, General Business District subject to the following extra standards:

1. One hundred and fifty (150') feet of street frontage on the lot proposed for the gasoline station shall be provided on the principal street serving the station.
2. The lot shall contain not less than twenty-two thousand five hundred (22,500) square feet in area.
3. Gasoline pumps, air and water hose stands and other appurtenances shall be set back not less than fifteen (15') feet from all street right-of-way lines.
4. Driveway widths entering the gasoline station shall have a width of thirty (30') feet.
5. Any driveway approach shall enter the property not less than twenty-five (25') feet from the intersection formed by the existing or proposed right-of-way lines as set forth in the Township Thoroughfare Plan, and not less than ten (10') feet from any adjoining non-residential property line nor less than twenty-five (25') feet from any abutting residential district. The angle of intersection of any driveway along the principal street(s) shall not be more than sixty (60) degrees.
6. Curbs, in accordance with standard Township specifications, shall be constructed on all streets adjacent to the gasoline station site.
7. Signs and lighting shall be shielded from residential property.
8. No signs, storage nor display of any kind shall be allowed within the street right-of-way. All signs and display shall be so located as not to obstruct view of vehicles.
9. There shall be no outside storage or display of any kind except for the display of new merchandise related to the primary use of a gasoline station for retail sale during the house of operation of the gasoline

station.

10. There shall be no parking of damaged or disabled motor vehicles except on a temporary basis for seventy-two (72) hours or less. Junk parts and junk vehicles shall not be kept on the outside of the building.
11. Automobile, truck or trailer renting and leasing may be permitted in connection with a gasoline service station subject to the provision that the number of automobiles, trucks, or trailers on the site that are available for lease shall not exceed one (1) automobile, truck or trailer for each one thousand (1,000) square feet of lot area and shall not be located in areas that are required for parking, aisles, service bays, loading, landscaping or sidewalks.
12. Prohibited activities include, but are not limited to: motor vehicle body repair; undercoating; painting; tire recapping; engine and transmission rebuilding; motor vehicle dismantling; upholstery work, and other such activities whose adverse external physical effects would extend beyond the property line.

SECTION 15.36 MOTOR VEHICLE REPAIR AND SERVICE FACILITIES:

MOTOR vehicle repair and service facilities may be permitted in the B-2, General Business District subject to the following extra standards:

1. All activities shall be conducted in an enclosed building.
2. All buildings shall be set back not less than forty (40') feet from all existing or proposed street right-of-way lines, whichever is greater.
3. No signs, storage nor display of any kind shall be allowed within the street right-of-way. All signs and display shall be so located as not to obstruct view of vehicles.
4. There shall be no outside storage or display of any kind except for the display of new merchandise related to the primary use of the facility and for retail sale during the hours of operation of the facility.

5. There shall be no outdoor parking of damaged motor vehicles except on a temporary basis not to exceed seventy-two (72) hours. Junk parts and junk vehicles shall not be kept on the outside of the building.
6. Parking shall be provided on the site at a ratio of one (1) parking space for each one hundred (100) square feet of site area.
7. Automobile, truck or trailer renting and leasing may be permitted in connection with motor vehicle repair and service facilities subject to the provisions that the number of automobiles, trucks or trailers on site that are available for lease shall not exceed one (1) automobile, truck or trailer for each one thousand (1,000) square feet of lot area and shall not be located in areas that are required for parking, aisles, service bays, loading, landscaping or sidewalks.
8. The parking of tow trucks shall be permitted only in designated areas and shall not be permitted in the corner clearance areas.

SECTION 15.37 NEW AUTOMOBILE AND TRUCK AGENCY SALES AND SHOWROOMS:

NEW automobile and truck agency sales and showrooms may be permitted in the B-2, General Business District subject to the following extra standards:

1. The automobile and truck sales agency must be located on a site having a frontage on a major thoroughfare of not less than one hundred and twenty (120') feet and an area of not less than two (2) acres.
2. Ingress and egress to the outdoor sales area shall be at least sixty (60') feet from the intersection formed by the existing or proposed right-of-way lines, whichever is greater.
3. Major repair and major refinishing shops shall be permitted as accessory when conducted entirely within an enclosed building.
4. No outside storage of discarded or salvaged materials, junk vehicles or junk parts shall be permitted on the premises.
5. The outside display of new and used automobiles and trucks shall be

permitted and such storage area shall occupy no more than thirty-five (35%) percent of a lot which is used for vehicle sales.

6. A fifteen (15') foot landscaped setback shall be provided between any existing or proposed right-of-way line, whichever is greater, and any outdoor display of new or used automobiles.
7. All lighting shall be shielded from adjacent residential districts and the use of open or base bulbs shall be prohibited.
8. No outside loud speaker or outside public address system shall be used.

SECTION 15.38 USED AUTOMOBILE AND TRUCK SALES:

USED automobile and truck sales may be permitted in the B-2, General Business District subject to the following provisions:

1. The used automobile and truck sales must be located on a site having a frontage on a major thoroughfare of not less than one hundred (100') feet and an area of not less than ten thousand (10,000) square feet.
2. Ingress and egress to the outdoor sales area shall be at least sixty (60') feet from the intersection formed by the existing or proposed right-of-way lines, whichever is greater.
3. No outside storage of discarded or salvaged materials, junk vehicles or junk parts shall be permitted on the premises.
4. A fifteen (15') foot landscaped setback shall be provided between any existing or proposed right-of-way line, whichever is greater, and any outdoor display of used automobiles or trucks.
5. All lighting shall be shielded from adjacent residential districts and the use of open or bare bulbs shall be prohibited.
6. No outside loud speaker or outside public address system shall be used.
7. Any person selling more than two (2) vehicles per year shall be defined as

a used car dealer and shall be located only in a B-2, General Business District.

SECTION 15.39 DRIVE-IN, FAST FOOD, OR CARRY-OUT RESTAURANT:

DRIVE-IN, fast-food, or carry-out restaurants may be permitted in the B-2, General Business District subject to the following extra standards:

1. Ingress and egress points shall be located at least thirty (30') feet from the intersection of any two (2) streets measured from the intersection of the street right-of-way to the nearest end of the curb radius and shall be directly from a major thoroughfare having an existing or proposed right-of-way of at least 120 feet.
2. The minimum distance of any driveway to the property line shall be seven (7') feet. The minimum distance between driveways on the site shall be sixty-five (65') feet measured from the two (2) closest driveway curbs.
3. When a building or portion of building is used for said purposes, it must be located not less than five hundred (500') feet from a elementary, intermediate, or secondary school, and not less than three hundred (300') feet from a church, nursing home, or a home for the aged.
4. Any unpaved area of the site shall be landscaped with lawn or other horticultural materials, maintained in a neat and orderly fashion at all times, and separated from the paved parking area by a raised curb or other equivalent barrier.
5. Concrete curbing six (6") inches in height shall be properly placed and maintained along or parallel to all property lines, except where bumper guards are required and except across approved driveways so as to prevent vehicular encroachment onto or over the adjoining property or vehicular damage to buildings.
6. All outside trash receptacles (except those intended for use by the customer) shall be located within a six (6') foot high enclosure constructed of masonry material and covered with face brick and shall be provided with opaque gates of the same height. In addition, two (2) trash

receptacles for use by the customer shall be placed in a manner reachable by the customers from their car windows at each point where exit drives empty onto a public street; said receptacles shall be emptied as often as is necessary to insure their efficient and continued use by the customer.

7. Except for approved drive-in restaurants, it shall be unlawful for any person to consume or for any restaurant owner, operator, manager, franchise holder, or anyone else in authority to allow or permit the consumption of foods, frozen desserts, or beverages in motor vehicles park-ed upon the restaurant premises or at other facilities on the premises outside the building.

SECTION 15.40 OPEN-AIR DISPLAY AND SALE OF RECREATIONAL VEHICLES, MOTORCYCLES, OR OTHER MOTOR VEHICLE SALES AREAS OTHER THAN TRUCKS, AUTOMOBILES, AND HOME OWNERS' GARDENING EQUIPMENT, ETC. :

OPEN-AIR display and sale of recreational vehicles, motorcycles or other motor vehicle sales areas other than trucks and automobiles, home owners' gardening equipment, etc. may be permitted in the B-2, General Business District provided that said vehicles are displayed on a paved surface complying with the provisions of Section 17.20, there is no outside storage, and further provided that there be no display in areas that are required for parking, aisles, loading or sidewalks. Ingress and egress to the site shall be at least twenty-five (25') from a street intersection or adjacent residential district.

SECTION 15.41 COMBAT GAME AREAS:

COMBAT game areas in which participants use air-guns or other similar devices which are intended only to "mark" participants and not injure them may be permitted in the IA, Intensive Agricultural, A/R, Agricultural/Rural Residential, and OS, Open Space, Conservation & Recreation Districts subject to the following special standards:

1. The site shall contain a minimum of forty (40) acres per game field. The site shall not abut directly or across a street from an R or RM District. The site shall have direct access to a public road.

2. A three hundred (300') foot buffer zone around the perimeter of the property shall be provided in which no game activities are permitted. This buffer area shall be clearly marked so that participants will not use the area.
3. A four hundred fifty (450') foot buffer zone shall be established and clearly marked on the sides between the subject parcels and adjacent existing residences.
4. "No trespassing" signs shall be placed in prominent locations approved by the Zoning Administrator around the boundary of the property.
5. The hours of operation shall not exceed 9:00 a.m. to one-half hour before sunset.
6. A plan for emergency medical facilities and treatment shall be provided to the County Emergency Preparedness Officer for his approval prior to commencement of the use.
7. A liability insurance policy which protects participants, visitors and others, including potential trespassers, shall be provided to the Township Attorney for his approval prior to commencement of the use.
8. The applicant shall provide off-street parking to standards established in the ordinance for at least fifty (50) vehicles.
9. No more than fifty (50) people shall be permitted to participate on game fields at any one time.
10. Toilet facilities shall be provided and shall be approved by the County Health Department.
11. Safety rules, supplied by the applicant with his application, shall be strictly enforced at all times.

SECTION 15.42 GUN AND HUNT CLUBS, SHOOTING AND ARCHERY RANGES:

GUN and hunt clubs, shooting and archery ranges may be permitted in the IA,

Intensive Agricultural, A/R, Agricultural/Rural Residential and OS, Open Space, Conservation & Recreation Districts subject to the following extra standards:

1. It must be located on a parcel of forty (40) acres or more in area.
2. All ingress and egress from said parcel must be directly from a public road.
3. Off-road parking must be provided.
4. No on-road parking shall be permitted.
5. All new gun and hunt clubs, shooting and archery ranges and any additions to such uses shall be designed by an Engineer or Architect licensed by the State of Michigan.
6. All new shooting ranges shall meet the design standards of the National Rifle Association. Basic measures to provide for projectile containment have not changed dramatically for well over 30 years. These measures include: backstops, sideberms and sidewalls, baffles, target placement, use of natural features such as mountains or rolling hills, sloping floor or grade of the range. Various standard range lengths and other characteristics are to be designed into a proposed facility in accordance with the types of projectiles to be used.
7. Operations shall not begin before 8:00 am nor continue beyond 9:00 pm. Noise levels at the property lines shall not exceed 40dba. Sound levels shall be measured using a weighted decibel measurement (referenced to 20 micropascals) and with a type of audio output meter approved by the U.S. Dept. of Standards.
8. A three hundred (300') foot buffer zone around the perimeter of the property shall be provided in which no hunting or shooting activities are permitted. This buffer area shall be clearly marked so that participants will not use the area.
9. The said parcel must be located at least four hundred and fifty (450') feet from a lot line of any adjacent R or RM districts. Further, a four hundred fifty (450') foot buffer zone shall be established and clearly marked on the sides between the subject parcels and adjacent existing

residences.

SECTION 15.43 CEMETERIES:

CEMETERIES may be permitted in the A/R, Agricultural/Rural Residential Districts and OS, Open Space, Conservation & Recreation Districts subject to the following extra standards:

1. The location of a cemetery shall be permitted in the quarter section of a district when the quarter section does not have more than fifty-one (51%) percent of its land area in recorded plats.
2. All access shall be provided from a public road having a planned right-of-way of not less than one hundred twenty (120') feet.
3. All sides of the cemetery shall be screened from any residential view by providing a continuous and completely obscuring wall, fence, or buffer strip planting as described in Sections 17.15 and 17.16.
4. Approval shall be given contingent on a satisfactory drainage plan approved by the Township Engineer or other appropriate official.
5. Any crypt, mausoleum, or other buildings or structures wholly or in part above the ground, other than monuments, shall together occupy not more than twenty-five (25%) percent of the total lot area.
6. No part of any crypt, mausoleum, or other building containing bodies or remains, other than a subterranean grave shall be less than one hundred (100') feet from the nearest lot line.
7. Any grave, crypt, mausoleum, or other building containing bodies or remains shall not be located within any officially designated floodplain.
8. The proposed cemetery complies with all provisions in acts relating to cemeteries enacted by the people of the State of Michigan.

SECTION 15.44 MINI-WAREHOUSES:

MINI-WAREHOUSES may be permitted as a special land use in the B-2, General Business Districts and as a permitted use in the I-1, Light Industrial Districts in all cases subject to the requirements of this Ordinance and the following special standards:

1. The site shall be at least five (5) acres in size and shall be located on a paved "major thoroughfare" having a planned right-of-way of not less than one hundred twenty (120') feet, and shall not directly abut a Residential District. The only access to the site shall be from the major thoroughfare.
2. All storage on the site shall be kept within enclosed buildings, except that up to fifty percent (50%) of the storage units may be "open front" three-sided buildings for the storage of boats, recreational vehicles, snowmobiles, and automobiles. The "open front" of such buildings shall face the interior of the complex.
3. Buffering shall be required as provided by Section 17.15 of the ordinance.
4. All driveways, parking, loading, and vehicular circulation areas shall be surfaced with concrete, asphalt, or asphaltic concrete. All one-way driveways shall provide for one ten (10') foot parking lane and one fifteen (15') foot travel lane. All two-way driveways shall provide for one ten (10') foot parking land and two twelve (12') foot travel lanes. The parking lanes may be eliminated when the driveway does not serve storage cubicles. When no parking is provided within the building separation areas, said building separation need only fifteen (15') feet. There shall be at least one (1) parking space for each ten (10) cubicles. At the office, one (1) parking space shall be provided for each twenty-five cubicles. Two (2) spaces shall be provided for the caretaker's residence, if any.
5. All lighting shall comply with Section 17.12 of this Ordinance.
6. No business activities, manufacturing, or garage sales shall be conducted on the premises. The operation of such a facility shall in no way be deemed to include a transfer and storage business where the use of vehicles is part of the business.

7. The servicing or repair of motor vehicles, boats, trailers, lawn mowers, and other similar equipment shall not be conducted on the premises.
8. The area shall be properly policed by the owner or operator for removal of trash and debris and for compliance with public and private restrictions.
9. Signs shall be limited to one (1) per arterial street frontage and shall comply with the requirements of Section 17.27 of this Ordinance.
10. A residence for a resident caretaker or manager may be constructed on the premises. The residence shall comply with all provisions of this Ordinance and the Township Building Code.
11. No explosive, hazardous, or radioactive materials shall be stored on the premises.
12. Buildings shall be constructed of decorative, pre-finished concrete block or other material approved by the Planning Commission which is durable, decorative, and low-maintenance in nature.
13. The complex shall be entirely surrounded by a rust proof chain link security fence no less than eight (8') feet in height.

SECTION 15.45 TWO-FAMILY DWELLINGS:

1. Two-family dwellings shall be permitted upon special approval in the R, Single-Family Residential District.
2. Additional Conditions. In a platted subdivision, two-family dwellings shall not be permitted if more than 50% of the lots are already developed for single-family dwellings.

SECTION 15.46 RESERVED FOR FUTURE USE:

SECTION 15.47 RESERVED FOR FUTURE USE:

SECTION 15.48 RESERVED FOR FUTURE USE:

SECTION 15.49 PERSONAL USE AIRCRAFT LANDING FIELDS:

LANDING fields for the personal use of the property owner may be permitted in the IA, Intensive Agricultural, A/R, Agricultural/Rural Residential, OS, Open Space, Conservation & Recreation, and I-1 & I-U, Industrial Districts subject to the following provisions:

1. Said landing field is subject to all rules and regulations of the Federal Aviation Administration and the Michigan Aeronautics Commission which agencies shall approve the preliminary plans submitted to the Township.
2. No landing field for personal use shall be established within five (5) miles of a public use facility certified by the Michigan Aeronautics Commission without approval of said Commission. No landing field for personal use shall be established within a two (2) mile radius of another landing field.
3. All landing fields shall have a runway with an eighteen hundred (1,800') foot landing length in each direction from a clear approach slope of 20:1 and a one hundred (100') foot usable width with an additional fifty (50') foot minimum width on each side which is free of obstructions. The approach slope with a width of not less than two hundred (200') feet shall be based on a clearance of all objects within the approach area, including a roadway clearance of fifteen (15') feet or seventeen (17') feet over an interstate highway, a railway clearance of twenty-three (23') feet, and a clearance at the property line of twenty-five (25') feet. The landing area shall be marked in accordance with Michigan Aeronautical Commission standards.
4. No landing field shall be approved that would interfere with the right of nearby and adjacent owners and occupants of property to peaceful enjoyment of their property.
5. Hazards to Navigation. No obstruction of whatever character, object of natural growth, or use of land, upon the premises of the landing field

which prevents the safe use of such facilities for the take off or landing of aircraft shall be permitted.

6. Yard and Placement Regulations.

- a. The site shall not abut directly or across a street any Residential District.
- b. Landing fields shall be located on a contiguous parcel of land not less than twenty-five (25) acres in area. The parcel shall have a width of not less than four hundred fifty (450') feet. The parcel shall have a depth of not less than eighteen hundred (1,800') feet. It is not required that the necessary clear zones be contained within the site, however, if future development intrudes upon the required clear zones, use of the landing field shall immediately cease.

7. The property owner shall construct a residence within two (2) years or be required to obtain a two (2) year renewable license from the governing township authority.

8. All lights used for landing fields and other lighting facilities shall be arranged so as not to reflect towards adjoining non-landing field uses.

9. Prohibited Uses.

- a. The open storage of junked or wrecked motor vehicles or aircraft shall not be permitted.
- b. Use of a personal use aircraft landing field is limited solely to the single owner. No commercial activity or operations such as the sale of gasoline or oil, the soliciting or engaging in charter flying or student instruction, the provision of shelter or the tie-down of an aircraft (except for aircraft owned by and for the personal use of the property owner), the overhaul or repair of an aircraft or of engines, or otherwise offering aeronautic facilities or services to the public shall be permitted on the premises.

SECTION 15.50 COMMUNICATION TOWERS:

Communication towers shall be allowed in the IA, A/R, OS, B-1, B-2, I-1, and I-U districts subject to the following Special Approval Requirements:

1. The tower must be setback from all property lines a distance equal to its height for reasons of safety and aesthetics. Land included within such minimum required setbacks shall remain undivided and undeveloped with other structures not accessory to the tower.
2. Towers shall be of the freestanding type without guy wires.
3. Accessory structures are limited to uses associated with the maintenance and operation of the tower and may not be located any closer to any property line than thirty (30') feet.
4. Accessory structures shall not exceed six hundred (600) square feet of gross building area.
5. All bufferyard requirements within the zoning ordinance shall be met.
6. All towers shall be equipped with an anticlimbing device to prevent unauthorized access.
7. The plans of the tower construction shall be certified by a registered structural engineer.
8. The applicant shall provide verification that the antenna mount and structure have been reviewed and approved by a professional engineer and that the installation is in compliance with all applicable codes.
9. All towers must meet the standards of the Federal Aviation Administration and the Federal Communications Commission.
10. Communication towers in excess of one hundred (100') feet in height above grade level shall be prohibited within a two (2) mile radius of a public or private airport or 1/2 mile radius of a helipad.
11. All facility components accessory to a tower or antenna shall comply with all regular setback requirements for the district in which located.

However, in no case shall said accessory components be located within thirty (30') feet of a property line.

12. Metal towers shall be constructed of, or treated with, corrosive-resistant material.
13. Antennae and metal towers shall be grounded for protection against a direct strike by lightning and shall comply as to electrical wiring and connections with all applicable local statutes, regulations and standards.
14. Towers with antennae shall be designed to withstand a uniform wind loading as prescribed in the building code.
15. All signals and remote control conductors of low energy which extend substantially horizontally above the ground between a tower or antenna and a structure, or between towers, shall be at least eight (8') feet above the ground at all points, unless buried underground.
16. Towers shall be located so that they do not interfere with reception in nearby areas. If problems occur after construction, the tower owner or lessee shall provide a remedy.
17. Towers shall be located so there is room for vehicles doing maintenance to maneuver on the property owned and or leased by the applicant.
18. The base of the tower shall occupy no more than five hundred (500) square feet.
19. Minimum spacing between tower locations shall be two (2) miles (without respect to municipal boundaries) in order to prevent a concentration of towers in one area.
20. Height of the tower, including antennae, shall not exceed one hundred eighty (180') feet from grade.
21. Towers shall not be artificially lighted, it being the intent of the Township to encourage the use of towers of such height that does not

require lighting which may adversely affect nearby properties. However, if required by the FAA in the future, lighting shall be of the dual mode day/night type (red at night, strobe during the day) and be designed to refract up so as to limit ground scatter to a maximum of seventy five (75) candela.

22. Existing on-site vegetation shall be preserved to the maximum extent practicable.
23. There shall not be displayed advertising or identification of any kind intended to be visible from the ground or other structures, except as required for emergency purposes.
24. The antenna shall be painted to match the exterior treatment of the tower. The chosen paint scheme should be designed to minimize off-site visibility of the antenna.
25. Structures shall be subject to any state and federal regulations concerning non-ionizing electromagnetic radiation. If more restrictive state or federal standards are adopted in the future, the antenna shall be made to conform to the extent required by such standard or the Special Use approval will be subject to revocation by the Township Board. Cost for testing and verification of compliance shall be borne by the operator of the antenna.
26. There shall be no employees located on the site on a permanent basis to service or maintain the antenna. Occasional or temporary repair and service activities are excluded from this restriction.
27. All parking and drive areas must be paved as provided in this ordinance. All driveway entrances shall meet the requirements of the St. Clair County Road Commission and a permits shall be obtained from the Road Commission for each driveway entrance.
28. Except for the driveway opening, along the entire perimeter of the tower, including its related structures and fencing, and within the area leased or owned by the applicant, the developer shall plant a landscaping buffer, which the lessee or owner shall subsequently maintain. The buffer, at a minimum, shall consist of two (2) staggered rows of trees that are a

minimum of six (6') feet tall when planted with a height at maturity of at least twenty (20') feet. Trees shall be planted on twenty (20') foot centers. Trees shall be eighty (80%) percent evergreens and twenty (20%) deciduous, mixed in species, using only species approved by the American Nurserymen's Association or a similar organization which may be specified elsewhere by Township ordinance.

The Planning Commission may waive this requirement if the site is buffered by adequate existing natural vegetation.

29. The tower shall be removed by the property owner or lessee within six (6) months of being abandoned.
30. The policy of the community is to minimize the number of communication towers in the Township. Therefore, the Township shall require the co-location of communication towers. Pursuant to this policy, the following standards apply to communication towers:
 1. All new and modified communication towers shall be designed and constructed so as to accommodate co-location.
 2. A special land use permit for the construction and use of a new communication tower shall not be granted unless and until the applicant demonstrates that a feasible co-location opportunity is not already available for the coverage area and capacity needs.
31. The following communication facilities are exempt from the above provisions, provided that they meet the requirements of the zoning district in which they are located and provided that the maximum height of these facilities shall be sixty (60') feet:
 1. Citizen band radio facilities
 2. Short wave facilities
 3. Ham and amateur radio facilities

4. Television reception antennae
5. Satellite dishes
6. A farmer's communication system
7. Government facilities which are subject to state and federal law or regulations that preempt municipal regulatory authority.

SECTION 15.51 FOOD PROCESSING FACILITIES:

Food processing facilities are a permitted use in an I-U, Industrial Utility District subject to the following requirements. Nevertheless, in some instances a food processing facility which is strongly reliant on an agricultural product with limited adverse impacts on other agricultural land uses might be appropriate to the IA, Intensive Agricultural District subject to necessary controls, limitations, and/or mitigating measures.

Example food processing facilities: livestock feed production, fruit juice & cider pasteurization and packaging, seed drying, sorting, & packaging, preserved fruits and vegetable manufacturing.

1. These uses may only be located upon a site where abutting lands are zoned for agricultural/rural residential or non-residential purposes on all sides. For a site side zoned for agricultural/rural residential purposes all processing buildings, fixed equipment, machinery, and stored raw materials and product shall be located at least five hundred (500') feet from said site side lot line.
2. The classification of the road from which access is sought shall be determined by the Planning Commission to be appropriate to the scale and nature of the operation proposed. The proposed operation shall be determined not to generate excessive car and/or truck traffic through residential areas.

The operator may be required to file with the St. Clair County Road Commission a bond for maintenance of and dust control on the public road(s) providing access to the site. A truck route may also be desig-

nated if determined necessary.

3. Ingress/egress. There shall be not more than one (1) entrance way to the facility property for each five hundred (500') feet of road frontage.
4. Parking. All parking shall be provided as off-street parking within the boundaries of the development.
5. Truck standing/loading. No vehicle shall be permitted to wait or to stand within a dedicated road right-of-way.
6. Such food processing or storage shall not be conducted as to cause the pollution by any material of any subsurface, water course, or waterbody outside the lines of the property on which such use shall be located.

SECTION 15.52 FARM IMPLEMENT DEALERS:

New and used farm implement dealers (including heavy truck sales) and showrooms may be permitted in the IA, Intensive Agricultural District and B-2, General Business District subject to the following additional standards:

1. This use may only be located upon a site where abutting lands are zoned for agricultural/rural residential or non-residential purposes on all sides.

For a site side adjacent to another property zoned for agricultural/rural residential purposes all buildings and farm implements & heavy trucks shall be located at least one hundred (100') feet from said site side lot line. All lighting shall be shielded from any residence and the use of open or base bulbs shall be prohibited.

2. The farm implement dealers and showrooms must be located on a site having a frontage on a major thoroughfare of not less than two hundred and twenty (220') feet and an area of not less than five (5) acres.
3. Ingress and egress to the site, including the outdoor sales area, shall be at least sixty (60') feet from the intersection formed by any existing or proposed right-of-way lines, whichever is greater.

4. Major repair and major refinishing shops shall be permitted as accessory when conducted entirely within an enclosed building.
5. A fifteen (15') foot landscaped setback shall be provided between any existing or proposed right-of-way line, whichever is greater, and any outdoor display of new or used farm implements and heavy trucks.

LIST OF SPECIAL APPROVAL USES BY DISTRICT

<u>Name of Use</u>	<u>Section of Ordinance</u>	<u>Districts Where Special Approval Use May Be Allowed</u>
Airports:		
-Personal Use Aircraft Landing Fields	15. 49	IA, A/R, OS, I-1, & I-U.
Amusement & Recreation Services	15. 33	B-2
Auto Race Tracks	15. 12	I-U
Bed & Breakfast Establishments	15. 18	A/R, OS, R, RM, & (IA & B-2 permitted use)
Boarding & Lodging Houses	15. 31	RM & tourist homes in OS (agr. tourist homes permitted in IA)
Cemeteries	15. 43	A/R & OS
Churches	15. 22	A/R, OS, R & RM
Combat Game Areas	15. 41	IA, A/R, & OS
Communication Towers	15. 50	IA, A/R, OS, B-1, B-2, I-1, & I-U
Gas, Petroleum Products, or Electrical Transmission Lines	15. 10	All Districts
Gasoline Service Stations	15. 35	B-2
Golf Courses	15. 24	IA, A/R, OS, R, & RM
Government Buildings	15. 23	IA, A/R, OS, R, & RM
Gun & Hunt Clubs, Shooting & Archery Ranges	15. 42	A/R & OS
High Volume Water Well or Well System	15. 21	All Districts
Horse & Dog Race Tracks	15. 13	IA & I-U
Hotels and Motels	15. 19	B-2
Junkyards, Auto Salvage/Wrecking	15. 16	I-U

Yards Waste or Scrap Recycling
Operations & Refuse Transfer
Stations

Large Scale Outdoor Recreational Uses	15.26	IA, A/R, & OS
Lumber & Building Material Dealers	15.14	B-2, I-1 & I-U Districts Where Special Approval Use May Be Allowed
<u>Name of Use</u>	<u>Section of Ordinance</u>	<u>Use May Be Allowed</u>
Mini-Warehouses	15.44	B-2 (& I-1 per-mitted use)
Motor Vehicle Repair & Service Facilities	15.36	B-2
Motor Vehicle Washes	15.34	B-2
New Auto & Truck Sales & Showrooms	15.37	B-2
Nursery School, Day Nursery, & Child Care Center	15.28	A/R, R, RM, B-1, & B-2
Open-Air Display & Sales of Mobile Homes, Motorcycles, etc.	15.40	B-2
Orphanage, Foster Home, Home for Aged, Indigent, Physically or Mentally Handicapped	15.30	RM
Outdoor Theaters	15.11	B-2, I-1 & I-U
Private, Non-Commercial Recreational Areas	15.25	IA, A/R, OS, & R
Public, Private, or Commercial Stables Kennels, & Veterinary Clinics	15.27	A/R & OS (& IA permitted use)
Feedlots & Fur Bearing Animals	15.20	IA
Food Processing Facilities	15.51	IA (I-U permitted)
Farm Implement Dealers	15.52	IA & B-2
Restaurants: Drive-In, Fast Food & Carry-Out	15.39	B-2

Quarries	15.15	IA, A/R, OS & I-U
Telephone Exchange & Static Trans- former Stations, Gas Regulator Stations, & Other Public Utility Buildings	15.17	All Districts
Two-Family Dwellings	15.45	R (RM permitted use)
Used Auto & Truck Sales	15.38	B-2

ARTICLE XVI
RESERVED FOR FUTURE USE