

## ARTICLE IV SITE REGULATIONS

### Sec. 20-400 Accessory Structures

(a) Attached Accessory Structures. An accessory structure attached to the principal building on a lot shall be made structurally a part thereof, and shall comply with the yard requirement of this Ordinance applicable to principal buildings. The footings, foundation and all aspects of the accessory structure shall be to the same construction code requirements applicable to the principal structure. (Amended by adoption November 10, 2016)

(b) Detached accessory Structures. A detached accessory structure shall not be closer than five (5) feet from the rear lot line and ten (10) feet from the side lot lines, except as otherwise provided in this Ordinance. An accessory structure may be located in the side or rear yards only, unless a greater distance is required by other applicable law, code or regulation, shall not be closer than ten (10) feet to the principal structure, or closer than five (5) feet to any other structure located on the property. The total square footage of the footprint of the principal structure and all accessory structures shall not exceed 25% of the square footage of a lot zoned RSA and 30% of the square footage of a lot zoned RU-1, or located in the front yard unless permitted in the front yard by issuance of a discretionary special use permit pursuant to Section 20-1804(A) of this Ordinance. (Amended by Adoption November 15, 2018, Published on November 29, 2018)

(c) Accessory Structure Without Principal Building. An accessory structure otherwise permissible under this ordinance may be located on a lot without a principal building, by issuance of a discretionary special use permit pursuant to Section 20-1804(A) of this Ordinance.

(d) Temporary Accessory Structures. Temporary accessory structure is defined as a building or other structure which is not connected to water, septic, sewer, natural gas, propane, or any utility except electricity used only to light the temporary accessory structure; and, which is used solely for purposes of storage.

No more than one temporary accessory structure, not exceeding 200 square feet in area and 10 feet in height, may be placed in the rear or side yard of a residential lot, on which is located a principal dwelling, without permit. Placement of the temporary accessory structure shall be in accordance with the set back requirements of this Ordinance. Such temporary accessory structure may be moved on the lot, so long as the required set backs are maintained and may be removed from the lot and brought back without further permit. Placement of a temporary accessory structure which exceeds 200 square feet in area or 10 feet in height, or placement of more than one temporary structure on the same lot, shall require a permit to be issued by the local building official.  
(Amended by Adoption April 21, 2011, Sec.20-400 Accessory Structures a-d)  
(Amended by Adoption November 10, 2017)

### Sec. 20-401 General Area Requirements

No portion of a lot used in complying with the provisions of this chapter for yards, courts, lot area per family or percentage of lot occupancy in connection with an existing or proposed building or structure, including tents and trailer coaches, shall again be used as part of the lot required in connection with any other building or structure existing or proposed.

**Sec. 20-402 Building Regulations**

(a) No structure shall be erected, altered, or moved into this township except in conformity with all of the regulations pertaining to such structure and pertaining to the district within which such structure is located, or to be located.

(b) Nor shall any such structure be erected, altered, or moved into this township without having been issued previously a building permit authorizing such erection, alteration or movement.

(c) No building permit shall be issued unless a site plan showing compliance with all requirements of this chapter has been approved by the building inspector or, in the case of a use requiring approval of the Township Planning Commission, approval by such commission, or, in case of an existing structure, a finding by the building inspector that the structure is in conformance with all existing ordinances and regulations, or the alteration or moving will permit compliance with all ordinances and regulations; provided, however, nothing in this section shall prevent the issuance of a building permit for a variance duly granted by the board of zoning appeals.

(d) No structure shall hereafter be erected or altered:

- (1) To exceed the height or bulk;
- (2) To accommodate, or house a greater number of families;
- (3) To occupy a greater percentage of lot area;
- (4) To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required;

Or in any manner contrary to the provisions of this chapter.

(e) No part of a yard, or other open space or off-street parking or loading space, required for, or in connection with, any land use, or structure for the purpose of complying with this chapter, shall be included as part of a yard, open space, or off-street parking, or loading space similarly required for any other land use or structure, except as otherwise specifically permitted under provisions of this chapter.

(f) No yard, or lot existing on December 5, 1989, shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after December 5, 1989, shall meet at least the minimum requirements established by this chapter.

(g) All structures built within the flood hazard areas of the township as identified in the township Flood Insurance Rate Map, shall meet the requirements of the Flood Damage Control Ordinance.

**Sec. 20-403 Lot Sizes**

Zoning Amendment Approved 6/10/99

Lots which are not served by municipal water and sanitary sewers, a minimum lot size of 30,000 square feet, with at least 100 feet of frontage on a dedicated public road for construction of a single family residence. If a raised system is required, any tank, drain tile or other buried component of the septic system shall be at least 25 feet from any lot line. This does not include the berm. If an in-ground system is required, any tank, drain tile or other buried component of the septic system shall be at least 20 feet from the lot line. The final grade of the material covering the septic system, and the final grade of the lot shall be established so that any increased water run-off attributable to installation of the septic system shall drain to the front road ditch or follow drain patterns, without increasing the amount of water run-off to adjoining properties. A site plan to scale is required before a building permit will be issued.

**Sec. 20-404 One Family Dwelling Regulations**

A one-family dwelling and any additions or alterations, thereto, erected or placed in the township, other than mobile homes located in a licensed mobile home park, shall conform to the following regulations in addition to all other regulations of this Ordinance:

- (1) The plan outline of the dwelling, including only heated living area with foundations, shall be large enough to contain within it a square of 20 feet on a side. This size requirement shall not make any houses existing at the date of amendment non-conforming so that they cannot be enlarged or improved. Every dwelling shall have a minimum square footage of ground floor area as measured by outside wall dimensions. For the purposes of this section a basement or cellar except as defined in Section 20-31 shall not count as a story and a breezeway or garage shall not be included in the computation of ground floor area. (Amended by adoption November 15, 2018, Published November 29, 2018)
  - (a) **Single story dwelling:** The plan outline of the dwelling, including only heated living area of a single story dwelling shall have a total minimum of 1100 square feet on the ground floor.
  - (b) **One and one half story dwelling:** The plan outline of the dwelling, including only heated living area of a one and one half-story dwelling shall have a minimum of 900 square feet on the ground floor. The upper floor to have a minimum of 450 square feet, for a total minimum of 1350 square feet.
  - (c) **Two story dwelling:** The plan outline of a dwelling, including only heated living area of a two story dwelling shall have a minimum of 800 square feet on the ground floor, and a minimum of 800 square feet on the second floor, for a total minimum of 1600 square feet.

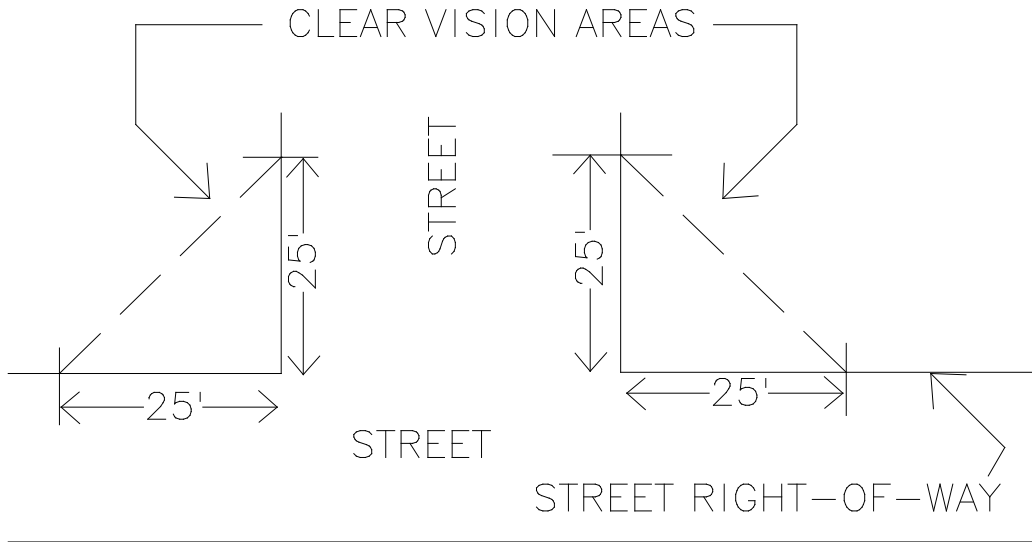
- (d) **Bi-level:** The plan outline of a dwelling, including only heated living area of a bi-level dwelling shall have a minimum of 900 square feet on the main level, and 450 square feet on the bi-level in ground area, for a total minimum of 1350 square feet.
  - (e) **Tri-level:** The plan outline of a dwelling, including only two main heated living areas of a tri-level dwelling shall have a minimum of 900 square feet on the main level, and 450 on the tri-level for a total of 1350 square feet. One level could be partially in the ground, but not a basement
- (2) The home, the placement thereof, and the premises upon which it shall be located shall meet all requirements of the township zoning ordinance relating to uses, size of premises, floor area, setback, side lot, and rear lot requirements specified for the particular zoning district in which such premises is situated.
  - (3) The home shall be connected to potable water and sanitary sewage disposal facilities approved by the health agency having jurisdiction. If public water and sanitary sewage disposal facilities are available to the premises, the home shall be connected thereto.
  - (4) It shall be firmly attached to a permanent foundation constructed on the site in accordance with the Township Building Code and shall have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single-family dwellings. In the event that the dwelling is a mobile home, as defined herein, such dwelling shall be installed pursuant to the manufacturer's setup instructions and shall have a foundation wall of the same perimeter dimensions of the mobile home and constructed of such material and type as required in the applicable building code for single-family dwellings, and shall be secured to the premises by an anchoring system or device compatible with those required by the state mobile home commission. All construction required therein shall be commenced only after a building permit has been obtained in accordance with the building code applicable within the township.
  - (5) Each mobile home shall be installed with the wheels removed. Additionally, it shall have no exposed towing mechanism, undercarriage, or chassis.
  - (6) The dwelling shall contain storage capability area in a basement area located under the dwelling and an attic area and closet areas, or in a separate structure of standard construction similar to or better quality than the principal dwelling which storage area shall be equal to ten (10) percent of the total square footage of the dwelling or one hundred (100) square feet, whichever shall be less.
  - (7) The dwelling is aesthetically compatible in design and appearance with the other residences in the vicinity, with either a roof overhang of not less than six (6) inches on all sides, or alternatively, with windowsills or roof drainage systems concentrating roof drainage at collection points along the sides of the dwellings; has not less than two (2) exterior doors with the second one (1) being either in the rear or side of the dwelling; and contains steps connected to the exterior door areas or to porches connected to the door areas where a difference in elevation requires the same. The compatibility of design and appearance shall be determined in the

first instance by the township building inspector upon review of the plans submitted for a particular dwelling subject to appeal by an aggrieved party to the Zoning Board of Appeals within a period of fifteen (15) days from the receipt of notice of the building inspector's decision. Any determination of compatibility shall be based on the standards set forth herein, as well as the character, design, and appearance of one (1) or more residential dwellings located outside of mobile home parks throughout the township. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the more common standard designed homes.

- (8) Construction of, and all plumbing, electrical apparatus and insulation within and connected to the mobile home shall be of a type and quality conforming to the state construction code (BOCA) Single-Family Dwelling Code (1975), and as from time to time amended, except insofar as such standards are modified by certain federal preemptive legislation, 42 USA 4501 et seq. It shall comply with all pertinent building and fire codes. In the case of a mobile home, all construction and all plumbing, electrical apparatus and insulation within and connected to said mobile home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time such standards may be amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.
- (9) If placed within a flood zone, the mobile home shall meet all requirements of construction of dwellings on-site within the district.
- (10) All homes shall conform to the square footage requirements of this ordinance

#### **Sec. 20-405 Clear Vision Zone**

There shall be a clear vision zone at all corners of intersecting roads, or road junctions, consisting of a triangular area defined by the point of intersection of the right-of way lines and the two (2) points extended along such lines a distance of twenty-five (25) feet from the point of intersection and within which area no obstruction to vision, excluding existing topography, shall be permitted from a height of two (2) feet to eight (8) feet above centerline elevation of abutting streets, except that not more than two (2) trees with trunks of not more than thirty (30) inches in diameter each, and clear of any branched for such heights may be located within such area; provided, however, that this section shall not prohibit the requirements of a greater clear vision area where such is necessary in view of permitted traffic, anticipated traffic volumes or geographic conditions.



**Sec. 20-406 Curb Cuts and Driveways**

Curb cuts and driveways may be located and constructed only upon proof of a driveway permit issued by the Genesee County Road Commission.

**Sec. 20-407 Sanitary Landfill**

The operation of a sanitary landfill is permitted in M-1, and M-2 zoning districts. All landfills must comply with the Genesee County Solid Waste Management Plan and the Solid Waste Management Act (PA 641).

**Sec. 20-408 Fences, Walls, and Other Protective Barriers**

All fences, walls, and other protective barriers of any nature or description located in the township shall conform to the Flushing Township Fence Ordinance.

**Sec. 20-409 Incinerators and Outside Trash Containers**

(a) Incinerator facilities as accessory uses in commercial buildings constructed after December 5, 1989, shall be built subject to all township, county, state and federal regulations.

(b) Outside trash containers shall be permitted in the RU-2, RU-3, RU-4, C-1, C-2, C-3, M-1, and M-2 districts, provided that they comply with the following requirements:

- (1) Adequate vehicular access shall be provided to such containers for truck pickup either via a public alley or vehicular access aisle, which does not conflict with the use of off-street parking area or entrances to or exits from principal buildings nearby.

- (2) The trash containers, and the surrounding ground area shall be maintained in a neat and orderly appearance, free from rubbish, wastepaper or other debris. This maintenance shall be the responsibility of the owner of the premises on which the containers are placed.
- (3) There shall be compliance with all township, county, and state health ordinances and statutes.

**Sec. 20-410 Lot Grades**

(a) All structures shall be constructed or located with a ground elevation such as to provide a sloping grade to cause the surface drainage to flow away from the walls of such structures.

(b) Grades on any lot upon which new construction or earth movement is to be carried out shall be related to existing grades and drainage systems such as to provide adequate drainage and not jeopardize such existing drainage systems, and shall be approved by the township building inspector and such other authorities having jurisdiction over such system.

**Sec. 20-411 Setback**

To the extent the requirements of this Section 20-411 conflict with the requirements of any other section of the Zoning Ordinance regarding minimum setbacks, the provisions of the other section, including but not limited to Section 20-702 shall control, even where the setback at issue is measured from a right-of-way. From the edge of right-of-way to the nearest point of any structure the setback shall be 25 feet: (Amended by adoption November 15, 2018, Published on November 29, 2018)

- (1) When buildings have been built upon the majority of the parcels in the block closer than permitted by this chapter, the applicant may build to the setback line of the mean average of the buildings in the block; provided, further, that the setback on corner lots of record as of December 5, 1989, or lots of record in the future on the side streets, shall not reduce the buildable width on parcels of land to less than a twenty-four-foot-wide building.
- (2) The setback in industrial districts may be to the property line except when adjacent to a residential district, in which case the side or rear yard requirements of that residential district shall prevail for the adjacent one hundred (100) feet adjoining such residential district.

**Sec. 20-412 Sewer and Water Connection Permit**

Before any building permit shall be issued under terms of this chapter, the applicant shall obtain a permit in writing from the county health department or the township building inspector approving his plans for sewage disposal and water supply, in accordance with the state law, county regulation, or township ordinance, whichever is the most restrictive. No building or structure shall hereafter be erected or altered and

used for an outside toilet of any type whatsoever unless located and erected in conformance with the laws of the state and the rules and regulations of the state department of health, and township and county health department, whichever is the more restrictive.

**Sec. 20-413 Storage in Front Yard**

Nothing in this chapter shall permit the storage or parking of any vehicle or non permanent structure within the required front yard of any lot within a residential district, except that the parking of an operable passenger vehicle on a driveway located on private property shall not be prohibited.

**Sec. 20-414 Water Supply**

Every building or structure hereafter erected or moved upon any premises and used in whole, or in part, for dwelling, recreational, business, commercial, or industrial purposes shall be provided with a safe, adequate, and sanitary water supply. All plumbing work relating to the water supply system shall conform to the standards of material and installations set forth by the state plumbing code, a copy of which is on file in the township clerk's office.

**Sec. 20-415 Private Water Supply**

(a) Where a public water system is not available, each fixture from which water for human consumption may be obtained shall be supplied with water from a private system that complies with the regulations of minimum standards for the location and construction of wells for the production of untreated public and semi-public water supplies other than municipal supplies as adopted by the State Council of Health, September 16, 1941, as amended thereof, a copy of which is on file at the office of the Township Clerk. When it is found necessary to develop a private water supply for drinking or domestic purposes from a spring, lake, stream, or body of surface water, each case shall be considered as a separate problem, subject to the field investigation by a representative of the state or county department of health before approval for use may be given by the township building inspector.

(b) A copy of a report describing water quality and quantity shall be forwarded by the well drillers to the builder and supplied to the township building inspector before a final building inspection permit shall be issued. The building inspector shall advise the new prospective homeowner by letter of the procedure for obtaining a water potability test from the state. In cases where the new home is built for prospective customers, it shall be the responsibility of the contractor to provide this information to the homeowner prior to sale.

**Sec. 20-416 Performance Standards**

(a) Smoke control. No individual or individuals shall cause, suffer, or allow to be discharged in the atmosphere from any source, smoke, the shade or appearance of which is equivalent to or greater than that density described as No. 2 of the Ringelmann Chart; provided, however, that smoke, the shade or appearance of which is equivalent to but not darker than No. 2 of the Ringelmann Chart for a period or periods aggregating



four (4) minutes in any thirty (30) minutes shall be permitted; and provided further, that smoke, the shade or appearance of which is equivalent to but not darker than No. 3 of the Ringelmann Chart for a period or periods aggregating three (3) minutes in any fifteen (15) minutes shall also be permitted when building of a new fire or when breakdown or malfunctioning of equipment occurs such as to make it evident that the emission was not reasonably preventable.

(b) Control of noise. At no point on the boundary of any non industrial district shall the sound pressure level of any operation exceed the described levels in the designated octave bands below:

Octave Band in Cycles per Second	Maximum Permitted Sound Level in Decibels
0 to 75	72
75 to 150	67
150 to 300	59
300 to 600	52
600 to 1200	46
1200 to 2400	40
2400 to 4800	34
above 4800	32

(c) Odors. There shall be no emission of odorous matter in such quantities as to be offensive at lot boundary lines.

- (1) Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.
- (2) There is hereby established as a guide in determining such quantities of offensive odors, Table III, (Odor Thresholds) in Chapter 5 "Air Pollution Abatement Manual" copyright 1951, by Manufacturing Chemists' Association, Inc., Washington, DC.

(d) Control of glare or heat. Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such a manner as to be completely imperceptible from any point beyond the lot lines.

(e) Control of vibrations. No vibration which is discernible to the human sense of feeling shall be perceptible without instruments at any point beyond the lot line.

(f) Control of radioactivity or electrical disturbance. There shall be no activities which emit dangerous or harmful radioactivity. There shall be no electrical disturbance (except from domestic household appliances) adversely affecting the operation of any equipment located beyond the property of the creator of such disturbance.  
(Ordinance. No. 82, 15.16, 2-24-83)

(g) Outdoor storage and waste disposal.

- (1) No flammable or explosive liquids, solids, or gases shall be stored in bulk above ground; provided, however, that tanks or drums of fuel directly connecting with energy devices, heating devices, or appliances located on the same lot as the tanks or drums of fuel are excluded from this provision.
- (2) All outdoor storage facilities for fuel, raw materials, and products; and all fuel, any raw materials, and products stored outdoors shall be enclosed by a fence adequate to conceal any facilities from any adjacent properties.
- (3) No materials or wastes shall be deposited upon a lot in a form or manner that may be transferred off the lots by natural forces or causes.
- (4) All material or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise be attractive to rodents or insects shall be stored outdoors only in closed containers.

**Sec. 20-417 Mobile Home Park Development**

(a) All proposed structures or uses of land or structures shall be subject to the site plan review provisions of Article XIX

- (1) If the initial development or any successive stage of development shall not proceed and be completed, as proposed and contemplated by the original license or successive licenses, then such failure shall be reported to the Michigan Department of Commerce or any other authority issuing such license.
- (2) "The mobile home park shall be developed with sites averaging 5,500 square feet per mobile home unit. This 5,500 square feet for any one site may be reduced by 20 percent provided that the individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of a site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space. This open space shall be in addition to that required under R 125.1946, Rule 946 and R 125.1941 and R 125.1944, Rules 941 and 944 of the Michigan Administrative Code".
  - a. There shall be at least one (1) mobile home site provided for every mobile home, and it shall be grass covered or covered with macadam, or equivalent dust free material. The space directly underneath the mobile home shall be of such construction as to be of a permanent nature considering the weight and size of the mobile home.
  - b. A mobile home shall be in compliance with the following minimum distances:

1. Twenty feet from any part of an attached or detached structure of an adjacent mobile home which is used for living purposes.
  2. Ten feet from either of the following:
    - (i) An on-site parking space of an adjacent mobile home site.
    - (ii) An attached or detached structure or accessory of an adjacent mobile home which is not used for living purposes.
  3. Fifty feet from a permanent park-owned structure such as community buildings, offices, maintenance and storage facilities and similar structures.
  4. One hundred feet from a baseball or softball field.
  5. Twenty-five feet from the fence of a swimming pool.
  6. On-site detached storage sheds shall be a minimum of 3 unobstructed feet from the mobile home it serves, unless the wall adjacent to the mobile home is lined with Class A fire-resistant material.
  7. Attached or detached structures or accessories of a mobile home that are not used for living space shall be a minimum distance of 10 feet from an adjacent mobile home or its adjacent attached or detached structures.
- c. Any part of a structure such as steps, porches, supported or unsupported awnings, decks, car ports or similar structures, that is part of a mobile home shall be set back the following minimum distances:
1. Ten feet from the edge of an internal road.
  2. Seven feet from an off-site parking bay.
  3. Seven feet from a sidewalk.
  4. Twenty-five feet from a natural or manmade lake, object, or waterway.
- d. Steps shall not encroach into parking areas.
- e. A mobile home length may vary depending on park design and layout and the mobile home to be installed; however, the minimum standards pertaining to distance between mobile homes shall be complied with.

- f. Site dimensions may be completed to include the space requirements for mobile homes which may contain expanded rooms, or in anticipation of the attachment of expansions such as add-on-rooms. In accordance with R 125.941.
- (c) Loading and unloading. Loading and unloading areas shall be provided as required by the Mobile Home Commissions rules.
- (d) Parking areas. Two parking spaces shall be provided for each mobile home unit.
- (e) Lot requirements.
  - (1) Mobile homes, permanent buildings and facilities, and other structures shall not be located closer than 10 feet from the property boundary line of the mobile home park or mobile home condominium.
  - (2) If mobile homes, permanent buildings and facilities, and other structures abut a public right-of-way, they shall not be located closer than 50 feet from the boundary line, except that if the boundary line runs through the center of the public road, the 50 feet shall be measured from the road right-of-way line. This rule does not apply to internal roads if dedicated for public use, if the roads do not present a nuisance or safety hazard to the park tenants or condominium owners. In accordance with R 125.944.
- (f) Heights. No building shall exceed the height of two and one-half (2 1/2) stories or twenty-five (25) feet.
- (g) Design requirements.
  - (1) No zoning for mobile home parks shall be approved for any land area of less than fifteen (15) acres, which fifteen (15) acres shall be fully developed for total occupancy prior to occupancy by the first mobile home.
  - (2) The placement of mobile homes or any structures within a mobile home park shall be in accordance with Section 20-1201 of this ordinance.
  - (3) A mobile home park or mobile home condominium that contains fifty or more mobile home sites which are constructed pursuant to a permit to construct issued under the authority of the Michigan Department of Commerce shall have not less than 2% of the park's gross acreage dedicated to open space, but not less than 25,000 square feet, and the designated open space areas shall be shown on the preliminary plans submitted to the Planning Commission.
  - (4) If the mobile home park abuts property on which there is an existing residential development or property zoned Residential Agricultural (RA), Residential Suburban Agricultural (RSA), Residential Urban Single-Family (RU-1), Residential Urban Multiple-Family (RU-2), or Residential

Urban Transient (RU-3), the park shall be required to provide screening along the park boundary abutting the residential development or the property zoned as stated herein. Screening shall be a ten foot planting strip along the perimeter of the mobile home park which abuts the residential development or property zoned as stated herein. Further, in all cases, the mobile home park shall provide screening along the park boundary abutting a public right-of-way. The landscaping shall consist of evergreen trees or shrubs of a minimum three feet in height which are spaced so they provide a continuous screen at maturity. Alternative screening devices may be used if they conceal the mobile home park as effectively as the required landscaping described above.

(5) Two-way streets within a mobile home park shall have a minimum width of 21 feet where no parallel parking is permitted, 31 feet where parallel parking is permitted along one side of the street, and 41 feet where parallel parking is permitted along both sides of the street. The minimum width of a one-way street shall be 13 feet where no parallel parking is permitted, 23 feet where parallel parking is permitted on one side, and 33 feet where parallel parking is permitted along both sides. Mobile home park owners shall provide adequate maintenance of such roads, lanes, alleys and streets. No vehicle, trailer, or similar conveyance, either public or private, shall be parked in any roads, lanes, alleys or streets within such park except as designed and approved in the original site plan.

(h) General requirements.

(1) If boats, boat trailers and utility trailers are permitted to be parked within the mobile home park adequate parking spaces for such vehicles in a central or collective parking area shall be provided. This area shall be in addition to the automobile parking requirements of this ordinance and shall be adequately locked, fenced and permanently buffered.

(2) Each mobile home shall have a safe and unobstructed primary exit and an emergency exit.

(3) All gas and electrical service conduits shall be underground.

a. Each mobile home site shall be provided with underground gas and electrical service.

b. When separate meters are installed, each meter shall be located on a uniform post on each mobile home site.

c. Wiring shall comply with the recommended standards of the local utility company and the Township Building Code and State Electrical Code.

(4) The plans and specifications for water and sewage shall be submitted to the township for review as part of the preliminary plan review process. The plans and specifications for water and sewage shall be

approved by the County Health Department, State Health Department and Michigan Department of Commerce, as appropriate.

a. A public sewer shall be required in mobile homes parks, if available. If public sewers are not available, alternate sewage collection and disposal systems shall be in conformity with Part 3 of the Michigan Department of Public Health's Mobile Home Park Rules, R 325.3331 to R 325.3335.

b. Fire hydrants shall be installed in all mobile parks for which public water systems are available and shall be in compliance with the requirements and provisions of the local fire code in effect at the time of permit application.

c. If public water supply is not available to the mobile home park, the mobile home park owner shall submit proof from the Public Health Department or other appropriate agency that an adequate and acceptable water supply is available to the mobile home park.

(5) All vehicular and pedestrian circulation systems within a mobile home park shall be illuminated as follows:

a. Access points to public thoroughfares shall be lighted. If the public thoroughfare is lighted, the illuminated level shall not exceed the average illumination level of an adjacent illuminated thoroughfare.

b. At all street intersections and designated pedestrian crosswalks, the minimum illumination shall not be less than 0.25 foot candles.

c. Roads, parking bays, and pedestrian walkways shall be illuminated at no less than 0.05 foot candles.

d. If a central park mailbox area or park directories, or both, are provided, they shall be illuminated at not less than 3.15 horizontal foot candles on any box or any entry on the directory.

e. Outdoor recreational facilities shall be adequately lighted, when in use.

f. A mobile home park owner shall maintain all lighting in continuous operating condition.

(6) Facilities shall be provided for and maintained by the owner to accommodate the following:

a. Uniform garbage collection receptacles which shall be kept in a sanitary condition at all times and shall ensure that the exterior property areas are maintained free from organic and inorganic material that might become a health hazard, accident or fire hazard. Garbage and rubbish disposal systems within a mobile home park

- shall be established and maintained in accordance with Part 5 of the Michigan Department of Public Health Mobile Home Park Standards, R 325.3351 - 325.3354.
- b. Activities requiring large amounts of water such as animal washing or car washing shall be conducted only in designated approved areas.
  - c. Domestic animals or house pets shall not be allowed to run at large or commit any nuisance within the limits of the mobile home park.
- (7) Every mobile home within a mobile home park shall be equipped at all times with fire extinguishing equipment in good working order, or such type, size, and number so located within the park as to satisfy applicable regulations of the State Fire Code and R 125.1703.
- a. No open fire shall be permitted at any place which may endanger life or property.
  - b. No fire shall be left unattended at any time.
  - c. Fire extinguishers shall bear a label indicating approval by a nationally recognized independent testing laboratory and be approved for such service by the Commissioner of the State Police.
  - d. Each fire extinguisher shall be periodically examined and kept at all times in a usable condition in compliance with the regulations of the fire department.
- (8) No commercial activity, including the business of selling new and/or used mobile homes as a commercial operation in connection with the operation of a mobile home development shall be permitted, except as follows:
- a. New or used mobile homes located on lots within the mobile home development to be used and occupied on that site may be sold by a licensed dealer and/or broker. This Section shall not prohibit the sale of a used mobile home by a resident of the mobile home development provided the development permits the sale.
  - b. Home occupations shall be permitted in accordance with Section 20-120 of the zoning ordinance.
- (9) The grounds of a mobile home park shall be graded and provide for drainage in accordance with the standards promulgated by the Michigan Department of Public Health, R 325.3341 - R 325.3349.
- (10) The developer and/or owner shall make adequate provisions and enforce the requirement that each mobile home be uniformly and adequately skirted in accordance with Mobile Home Commission Rule 125.1604.
- (11) Each mobile home installed in a mobile home park shall be installed in accordance with Mobile Home Commission Rule 125.1602.

- (12) No mobile home within a mobile home park shall be placed on blocks, posts, walls or any other temporary foundation, except as permitted in accordance with the rules promulgated by the Mobile Home Commission and no other buildings or foundations shall be attached to a mobile home, except units manufactured in accordance with HUD standards for installation as additions to mobile homes and provided such additions are installed in accordance with the manufacturer's specifications.
  - a. This shall not prohibit the use of an awning of aluminum, canvas, or fiber glass, which space shall be screened in.
  - b. The screened area shall not be greater than 14 feet in width nor shall such area be enclosed or glassed in except as otherwise permitted herein.
- (13) There shall be no storage of any kind underneath any mobile home and each mobile home shall be maintained in a clean and presentable condition at all times.
- (14) All cooking and fuel services shall be provided through electricity or gas from public utility mains or from a central storage tank within the mobile home park.

**Sec. 20-418 Industrial Parks**

Industrial park development shall meet the following conditions:

(a) Permitted uses shall include all uses permitted by right within this district. Special uses may be permitted by right within this district. Special uses may be permitted, subject to the special use provisions of Article XVIII.

(b) The minimum required land area for an industrial park shall be twenty (20) contiguous acres.

(c) The development of an industrial park shall be in accordance with an overall plan for development to the park, which plan shall be approved by the Township Planning Commission.

(d) The developer shall provide within the industrial park, a sanitary sewage system which shall be of sufficient size and design to collect all sewage from structures within the industrial park, which system shall connect with township system. If sewers are not available, the park's sanitary sewer system shall be designed so as to dispose of all sewage and shall be otherwise constructed and maintained in conformity with the statutes, ordinances, and regulations of the state, county health department, the county drain commissioner and the township.

(e) The developer shall provide within the industrial park a storm drainage system which shall be of sufficient size and design as will in the opinion of the township's engineer collect, carry off, and dispose of all predictable surface water runoff within and draining into the industrial park, and shall be so constructed as to conform with the



statutes, ordinances and regulations of the state, the county drain commissioner and the township.

(f) If a public water system is not available the developer shall provide within the industrial park a potable water system which shall be of sufficient size and design to supply potable water to each of the structures to be erected in the development.

- (1) The developer shall also provide a fire hydrant within four hundred (400) feet of each structure.
- (2) Such water system shall conform to the statutes, ordinances and regulations of the state, the county health department, the county drain commissioner and the township.

(g) All industrial parks shall have direct access to a paved state or county primary highway.

(h) Provision shall be made for safe and efficient ingress and egress to and from public streets and highways serving the industrial park without undue congestion or interference with normal traffic flow.

- (1) All points of vehicular access to and from public streets shall be located not less than two hundred (200) feet from the intersection of any street lines with each other.

(i) No part of any parking access and/or service area may be located closer than one hundred fifty(150) feet of any residential property line.

(j) Parking, loading or service areas used by motor vehicles shall be located entirely within the boundary lines of the industrial park.

(k) Any industrial park adjoining any residential development shall be provided with a buffer of at least sixty (60) feet along the adjacent property line. Such buffer shall be planted with evergreen and other suitable plantings and used for no other purposes. A landscaped planting area of at least (60) feet shall also be provided along all street frontage.

(l) Lighting facilities shall be required where deemed necessary for the safety and convenience of employees and visitors.

- (1) These facilities will be arranged in such a manner so as to protect abutting streets, and adjacent properties from unreasonable glare or hazardous interference of any kind.

(m) Maximum building coverage on any lot within the industrial park shall not exceed thirty (30) percent.

(n) Minimum lot sizes within an industrial park shall be one (1) acre.

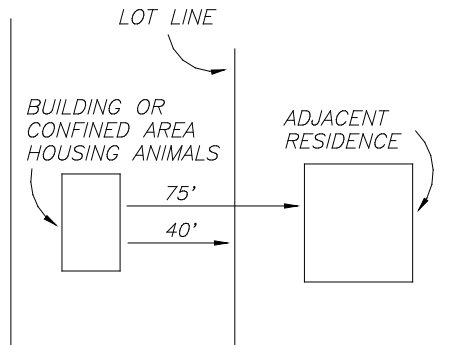
**Sec. 20-419 Farm Animals and Horses**

On parcels under twenty (20) acres in size in the RSA district, the breeding rearing or housing of farm animals including horses, shall meet the following requirements.

(a) The breeding, rearing and housing of the farm animals under this provision shall be for non-commercial purposes. Examples of commercial activities would be the raising of animals for resale, the raising of animals for butchering and sale of meat, skin, etc. Non-commercial uses would include the raising of the animals as pets, for recreational uses such as horseback riding, or the raising of the animals for butchering for meat for the resident.

(b) Animals shall be confined in a suitably fenced area or paddock. Any area or building in which animals are confined shall be at least 40 feet from a lot line and at least 75 feet from a residence on an adjacent lot.

**MINIMUM SETBACK -  
FARM ANIMALS AND HORSES**



(c) The facility shall be so constructed and maintained that odor, dust, noise or drainage shall not constitute a nuisance or hazard to adjoining premises.

(d) For private use by the owner or lessee of the land and dwelling, the following number of animals are allowed at a rate of one (1) animal unit for the first two (2) acres of land and one (1) additional animal unit for every two (2) additional acres. One animal unit is equivalent to:

- (1) One (1) horse or, donkey or mule , cow or similar animal.
- (2) Two (2) pigs, or similar animal
- (3) Three (3) sheep, three (3) goats or similar animal.
- (4) Twenty (20) fowl or similar animal.