

TABLE OF CONTENTS

ARTICLE 1	ADMINISTRATION AND ENFORCEMENT	1 - 1
Section 1.01	Short Title	1 - 1
Section 1.02	Enabling Authority	1 - 1
Section 1.03	Intent and Purpose	1 - 1
Section 1.04	Scope	1 - 2
Section 1.05	Compliance Required	1 - 2
Section 1.06	Authority, Duties, and Responsibilities	1 - 3
Section 1.07	Certificates of Zoning Compliance.....	1 - 7
Section 1.08	Building Permits.....	1 - 9
Section 1.09	Certificates of Occupancy	1 - 10
Section 1.10	Compliance with Plans and Applications	1 - 12
Section 1.11	Records	1 - 12
Section 1.12	Fees and Performance Guarantees	1 - 12
Section 1.13	Violations and Penalties.....	1 - 14
Section 1.14	Public Hearing Procedures	1 - 16
ARTICLE 2	ZONING DISTRICTS.....	2 - 1
SECTION 2.100 PURPOSE OF DISTRICTS..... 2 - 1		
Section 2.101	Zoning Districts.....	2 - 1
Section 2.102	Recreation-Conservation (R-C) District.....	2 - 2
Section 2.103	Agricultural (A-1) District	2 - 2
Section 2.104	Agricultural (A-2) District	2 - 3
Section 2.105	Single-Family Residential (R-1) District.....	2 - 4
Section 2.106	Single-Family Residential (R-2) District.....	2 - 4
Section 2.107	Single-Family Residential (R-3) District.....	2 - 4
Section 2.108	Single-Family Residential (R-4) District.....	2 - 5
Section 2.109	Manufactured Housing Park (R-6) District	2 - 5
Section 2.110	Multiple-Family Residential (R-7) District	2 - 5
Section 2.111	Neighborhood Commercial (C-1) District	2 - 6
Section 2.112	General Commercial (C-2) District	2 - 6
Section 2.113	Office (O-1) District.....	2 - 7
Section 2.114	Public/Semi-Public Services (PSP) District.....	2 - 7
Section 2.115	Planned Community (PC) Special District.....	2 - 7
Section 2.116	Medical Services (MS) Special District	2 - 8
Section 2.117	Planned Manufacturing (PM) Special District.....	2 - 9
Section 2.118	Village Center (VC) Special District	2 - 10
Section 2.119	Neighborhood Shopping Center (NSC) Special District	2 - 10
Section 2.120	Open Space Preservation (OSP) Special District	2 - 11
SECTION 2.200 GENERAL STANDARDS		
2 - 14		
Section 2.201	Use Regulations.....	2 - 14
Section 2.202	Prohibited Uses.....	2 - 14

TABLE OF CONTENTS

Section 2.203	Design and Development Requirements.....	2 - 14
Section 2.204	District Boundaries.....	2 - 14
Section 2.205	Official Zoning Map	2 - 15
ARTICLE 3	DIMENSIONAL STANDARDS	3 - 1
Section 3.101	Table of Dimensional Standards by District.....	3 - 1
SECTION 3.200	SUPPLEMENTAL PROVISIONS OR EXCEPTIONS	3 - 3
Section 3.201	Height Exceptions	3 - 3
Section 3.202	Lot Standards	3 - 3
Section 3.203	Yard Standards.....	3 - 4
Section 3.204	Density Standards.....	3 - 7
Section 3.205	Compliance with Dimensional Standards	3 - 7
Section 3.206	Number of Principal Dwellings per Lot.....	3 - 8
Section 3.207	Access to Streets	3 - 8
Section 3.208	Corner Clearance Zones.....	3 - 9
ARTICLE 4	LAND USE TABLE.....	4 - 1
Section 4.01	Key Designations in Table of Uses	4 - 1
Section 4.02	Table of Permitted Uses by District	4 - 1
ARTICLE 5	USE STANDARDS.....	5 - 1
Section 5.001	Intent	5 - 1
Section 5.002	Scope of Regulations.....	5 - 1
Section 5.003	Organization.....	5 - 1
SECTION 5.100	RURAL USES.....	5 - 3
Section 5.101	Agricultural Services and Farm Supply Stores	5 - 3
Section 5.102	Farm-Based Tourism/Entertainment Activities.....	5 - 3
Section 5.103	Farm Product Direct Marketing Business	5 - 4
Section 5.104	Greenhouse, Nursery, or Tree Farm.....	5 - 4
Section 5.105	Keeping of Animals, Non-Farm	5 - 5
Section 5.106	Kennel	5 - 6
Section 5.107	Private Riding Arenas and Boarding Stables.....	5 - 6
Section 5.108	Public or Commercial Riding Stables	5 - 7
Section 5.109	Roadside Stands	5 - 8
Section 5.110	Veterinary Clinics and Hospitals.....	5 - 9
SECTION 5.200	RESIDENTIAL USES.....	5 - 11
Section 5.201	Accessory Dwelling	5 - 11
Section 5.202	Bed and Breakfast Inn.....	5 - 12
Section 5.203	Farm Labor Housing.....	5 - 14
Section 5.204	Home Occupations.....	5 - 15

TABLE OF CONTENTS

Section 5.205 Manufactured Housing Parks.....	5 - 17
Section 5.206 Multiple-Family Housing.....	5 - 22
Section 5.207 Single-Family Dwellings, Detached	5 - 23
Section 5.208 Adult Foster Care Facilities.....	5 - 25
SECTION 5.300 OFFICE, SERVICE, AND COMMUNITY USES.....	5 - 27
Section 5.301 Accessory OFFICE, SERVICE AND COMMUNITY USES	5 - 27
Section 5.302 Campgrounds and Recreational Vehicle Parks.....	5 - 27
Section 5.303 Cemetery	5 - 28
Section 5.304 Day Care Facilities.....	5 - 29
Section 5.305 Funeral Parlor or Mortuary	5 - 30
Section 5.306 Institutional Uses	5 - 31
Section 5.307 Landscape Operations and Snowplow Businesses	5 - 31
Section 5.308 Private Recreational Facilities	5 - 33
Section 5.309 Therapeutic Massage	5 - 34
SECTION 5.400 COMMERCIAL USES.....	5 - 35
Section 5.401 Accessory COMMERCIAL USES.....	5 - 35
Section 5.402 Amusement Center	5 - 35
Section 5.403 Bakeries.....	5 - 36
Section 5.404 Big Box COMMERCIAL USES	5 - 36
Section 5.405 Car Washes.....	5 - 37
Section 5.406 Drive-in or Drive-through Facilities	5 - 38
Section 5.407 Motion Picture Cinema.....	5 - 39
Section 5.408 Motor Vehicle Service Centers, Repair Stations, and Fueling Stations	5 - 40
Section 5.409 Outdoor Cafes and Eating Areas.....	5 - 42
Section 5.410 Outdoor Sales or Display Areas	5 - 43
Section 5.411 Showrooms for Display or Sale of Products	5 - 44
Section 5.412 Temporary Outdoor Sales	5 - 44
SECTION 5.500 INDUSTRIAL, RESEARCH, AND LABORATORY USES	5 - 45
Section 5.501 Intensive Industrial Operations	5 - 45
Section 5.502 Material Recovery Facilities and Outdoor Storage, Dismantling or Recycling of Motor or Recreational Vehicles, Boats, Machinery, Manufactured Houses or Similar Items	5 - 46
Section 5.503 Outdoor Storage, General.....	5 - 49
Section 5.504 Self-storage Warehouses	5 - 49
SECTION 5.600 OTHER USES.....	5 - 51
Section 5.601 Composting Centers	5 - 51
Section 5.602 Controlled Uses	5 - 54
Section 5.603 Extractive and Earth Removal Operations.....	5 - 57
Section 5.604 Utility Transmission and Distribution Lines.....	5 - 62
Section 5.605 Volatile Farm-Based Bio-Fuel Production	5 - 63

TABLE OF CONTENTS

ARTICLE 6	GENERAL PROVISIONS.....	6 - 1
Section 6.01	Fence Regulations.....	6 - 1
Section 6.02	Swimming Pools	6 - 4
Section 6.03	Accessory Structures and Uses.....	6 - 5
Section 6.04	Temporary Structures.....	6 - 6
Section 6.05	Transient and Amusement Enterprises.....	6 - 9
Section 6.06	Vehicle Repair in Residential Zoning Districts	6 - 10
Section 6.07	Completion of Construction	6 - 10
Section 6.08	Access Through Yards	6 - 11
Section 6.09	Property Maintenance	6 - 11
Section 6.10	Property Between the Lot Line and Road	6 - 11
Section 6.11	Voting Place	6 - 11
Section 6.12	Essential Services.....	6 - 11
Section 6.13	Performance Standards	6 - 12
ARTICLE 7	SPECIAL DISTRICT REGULATIONS.....	7 - 1
Section 7.001	Authority to Establish Special Districts.....	7 - 1
Section 7.002	Scope	7 - 1
Section 7.003	Regulatory Flexibility	7 - 2
SECTION 7.100 REVIEW PROCEDURES	7 - 3	
Section 7.101	Pre-Application Conference	7 - 3
Section 7.102	Petition Requirements	7 - 4
Section 7.103	Site Plan Approval.....	7 - 9
Section 7.104	Subdivision Plat Approval.....	7 - 10
Section 7.105	Phasing of Development.....	7 - 10
Section 7.106	Amendment and Revision	7 - 11
Section 7.107	Expiration of Approval	7 - 13
Section 7.108	Rescinding Special District Approval.....	7 - 14
Section 7.109	As-Built Drawings.....	7 - 15
Section 7.110	Compliance Required	7 - 15
SECTION 7.200 GENERAL STANDARDS	7 - 16	
Section 7.201	Circulation and Access.....	7 - 16
Section 7.202	Utilities	7 - 17
Section 7.203	Open Space Regulations.....	7 - 18
Section 7.204	Parking and Loading Requirements.....	7 - 18
Section 7.205	Common Areas and Facilities	7 - 18
Section 7.206	Outdoor Lighting.....	7 - 20
SECTION 7.300 ADDITIONAL DISTRICT STANDARDS.....	7 - 21	
Section 7.301	Planned Community (PC) Special District.....	7 - 21
Section 7.302	Medical Services (MS) Special District	7 - 30
Section 7.303	Planned Manufacturing (PM) Special District.....	7 - 33
Section 7.304	Village Center (VC) Special District	7 - 36

TABLE OF CONTENTS

Section 7.305	Neighborhood Shopping Center (NSC) Special District	7 - 37
Section 7.306	Open Space Preservation (OSP) Overlay District	7 - 40

ARTICLE 8 OFF-STREET PARKING AND LOADING REGULATIONS... 8 - 1

Section 8.01	Purpose	8 - 1
Section 8.02	Scope	8 - 1
Section 8.03	General Regulations	8 - 1
Section 8.04	Standards for Parking and Loading Calculations.....	8 - 3
Section 8.05	Schedule of Off-Street Parking Requirements	8 - 4
Section 8.06	Design Requirements for Parking Areas	8 - 10
Section 8.07	Off-Street Loading Requirements	8 - 13
Section 8.08	Construction and Maintenance	8 - 15
Section 8.09	Modification of Standards	8 - 15

ARTICLE 9 SIGNS..... 9 - 1

Section 9.01	Purpose	9 - 1
Section 9.02	General Standards	9 - 2
Section 9.03	Signs Allowed Without a Certificate	9 - 5
Section 9.04	Signs Allowed With a Certificate	9 - 9
Section 9.05	Building Mounted Signs	9 - 10
Section 9.06	Ground Signs.....	9 - 11
Section 9.07	Signs in the Special Districts	9 - 13
Section 9.08	Billboards	9 - 15
Section 9.09	Prohibited Signs.....	9 - 16
Section 9.10	Certificates of Zoning Compliance for Signs	9 - 16
Section 9.11	Nonconforming Signs	9 - 18
Section 9.12	Sign Removal by Township Action	9 - 19
Section 9.13	Exceptions.....	9 - 20

ARTICLE 10 SITE PLAN REVIEW..... 10 - 1

Section 10.01	Purpose	10 - 1
Section 10.02	Site Plan Approval Required	10 - 1
Section 10.03	Pre-Application Meeting.....	10 - 5
Section 10.04	Applications for Site Plan Approval.....	10 - 5
Section 10.05	Planning Commission Action	10 - 6
Section 10.06	Combining Preliminary and Final Site Plans	10 - 8
Section 10.07	Required Site Plan Information.....	10 - 9
Section 10.08	Expiration of Site Plan Approval.....	10 - 14
Section 10.09	Phasing of Development.....	10 - 15
Section 10.10	Standards for Site Plan Approval	10 - 15
Section 10.11	Compliance with an Approved Site Plan	10 - 16
Section 10.12	Amendment and Revision	10 - 17
Section 10.13	Rescinding Final Site Plan Approval	10 - 18

TABLE OF CONTENTS

Section 10.14 As-Built Drawings.....	10 - 19
Section 10.15 Inspections	10 - 19
Section 10.16 Violations	10 - 20

ARTICLE 11 CONDITIONAL USES 11 - 1

Section 11.01 Intent	11 - 1
Section 11.02 Scope	11 - 1
Section 11.03 Application Procedure.....	11 - 1
Section 11.04 Authority to Grant Permits	11 - 3
Section 11.05 Planning Commission Action	11 - 3
Section 11.06 Conditions of Approval	11 - 4
Section 11.07 Rescinding Conditional Use Permit Approval	11 - 5
Section 11.08 Re-Application	11 - 6
Section 11.09 Compliance with Conditional Use Permit Approval.....	11 - 6

ARTICLE 12 CONDOMINIUM REGULATIONS..... 12 - 1

Section 12.01 Purpose	12 - 1
Section 12.02 Scope	12 - 1
Section 12.03 Types of Permitted Condominium Units	12 - 1
Section 12.04 Condominium Site Plan Requirements.....	12 - 2
Section 12.05 Changes to an Approved Condominium.....	12 - 2
Section 12.06 Effect of Condominium Site Plan Approval.....	12 - 3
Section 12.07 Condominium Site Plan Expiration	12 - 3
Section 12.08 Rescinding Approval of a Condominium Site Plan.....	12 - 3
Section 12.09 Density Regulations	12 - 3
Section 12.10 Design and Development Standards	12 - 4
Section 12.11 Manufactured Housing Park Condominium	12 - 13
Section 12.12 Non-Residential Condominium.....	12 - 14
Section 12.13 Special District Condominium Developments	12 - 15
Section 12.14 Relocation and Subdivision of Lot Boundaries	12 - 15
Section 12.15 Monuments	12 - 15
Section 12.16 Construction in a General Common Element.....	12 - 16
Section 12.17 Recording of Condominium Documents.....	12 - 16

ARTICLE 13 ZONING BOARD OF APPEALS 13 - 1

Section 13.01 Board Established	13 - 1
Section 13.02 Membership and Terms.....	13 - 1
Section 13.03 General Regulations	13 - 2
Section 13.04 Powers and Duties	13 - 4
Section 13.05 Required Fees and Escrow Deposits.....	13 - 4
Section 13.06 Administration Appeals.....	13 - 4
Section 13.07 Interpretations	13 - 6
Section 13.08 Variances	13 - 6

TABLE OF CONTENTS

Section 13.09 Site Plan Requirements.....	13 - 8
Section 13.10 Conditions of Approval	13 - 8
Section 13.11 Appeals to Circuit Court.....	13 - 8
ARTICLE 14 SPECIAL DEVELOPMENT REGULATIONS	14 - 1
Section 14.01 Open Space Preservation Residential Development	14 - 1
Section 14.02 Wireless Communication Facilities	14 - 5
Section 14.03 Development Agreement	14 - 19
Section 14.04 Design Review	14 - 20
Section 14.05 Natural Features Protection	14 - 24
Section 14.06 Water Supply and Sanitary Sewerage Facilities	14 - 38
Section 14.07 Wind Energy Conversion Systems.....	14 - 39
Section 14.08 Trash Storage and Disposal Standards.....	14 - 44
Section 14.09 Building Form and Composition	14 - 45
Section 14.10 Screening and Land Use Buffers.....	14 - 49
Section 14.11 Exterior Lighting	14 - 60
Section 14.12 Fleming Creek Area Developments	14 - 64
ARTICLE 15 RESERVED	15 - 1
ARTICLE 16 NONCONFORMITIES.....	16 - 1
Section 16.01 Purpose	16 - 1
Section 16.02 Scope	16 - 1
Section 16.03 Nonconforming Use Determinations.....	16 - 2
Section 16.04 Unlawful Uses.....	16 - 4
Section 16.05 Nonconforming Single-Family Detached Dwellings	16 - 4
Section 16.06 Nonconforming Lots of Record	16 - 6
Section 16.07 Nonconforming Uses	16 - 7
Section 16.08 Nonconforming Structures	16 - 11
Section 16.09 Nonconforming Sites	16 - 14
Section 16.10 Nonconforming Extractive Operations	16 - 15
Section 16.11 Change of Tenancy or Ownership.....	16 - 16
Section 16.12 Cessation of Nonconformities by Township Action.....	16 - 17
ARTICLE 17 DEFINITIONS.....	17 - 1
Section 17.01 Purpose	17 - 1
Section 17.02 Rules of Construction	17 - 1
Section 17.03 Definitions.....	17 - 2
ARTICLE 18 AMENDMENTS.....	18 - 1
Section 18.01 Initiating Amendments	18 - 1

TABLE OF CONTENTS

Section 18.02 Required Fees and Escrow Deposits.....	18 - 1
Section 18.03 Pre-Application Meeting.....	18 - 1
Section 18.04 Amendment Procedure.....	18 - 1
Section 18.05 Information Required	18 - 3
Section 18.06 Findings of Fact Required	18 - 4
Section 18.07 Notice of Adoption	18 - 5
Section 18.08 Referendum	18 - 5
Section 18.09 Conformance to Court Decree	18 - 6
Section 18.10 Conditional Rezoning Prohibited	18 - 6

ARTICLE 19 LEGAL STATUS PROVISIONS 19 - 1

Section 19.01 Adoption	19 - 1
Section 19.02 Effective Date.....	19 - 1
Section 19.03 Severability	19 - 1
Section 19.04 Repeal of Previous Ordinances	19 - 1
Section 19.05 Conflict with Other Laws.....	19 - 2

NOTICE OF ADOPTION