TABLE OF CONTENTS

	PAGE
CHAPTER 1 - TITLE	2-1
CHAPTER 2 - PURPOSE, SCOPE AND LEGAL BASIS	2-1
Section 2.01 - Purpose	2-1
Section 2.02 - Scope and Interpretation	2-1
Section 2.03 - Legal Basis	2-1
CHAPTER 3 - DEFINITIONS	3-1
Section 3.01 - Rules Applying to Text	3-1
Section 3.02 - General Definitions	3-1
CHAPTER 4 - MAPPED DISTRICTS	4-1
Section 4.01 - Zone Districts	4-1
Section 4.02 - Zoning Map	4-1
Section 4.03 - Areas Not Included Within a District	4-1
CHAPTER 5A – A-1 AGRICULTURAL CONSERVATION DISTRICT	5A-1
Section 5A.01 - Description and Purpose	5A-1
Section 5A.02 - Use Regulations	5A-1
Section 5A.03 - Special Uses	5A-2
Section 5A.04 - Height Regulations	5A-3
Section 5A.05 - Area Regulations	5A-3
Section 5A.06 - Lot Splits for Non-Farm Dwellings	5A-4
Section 5A.07 - Monitoring of Lot Splits	5A-5
Section 5A.08 - Minimum Floor Area	5A-5
Section 5A.09 - Accessory Buildings	5A-5
CHAPTER 5 – (Amended 01-04-1 1 Ordinance No 12-14-2010-1) Reserved for	or future use
CHAPTER 6 - R-1 RURAL ESTATE DISTRICT	6-1
Section 6.01 - Description and Purposes	6-1
Section 6.02 - Use Regulations	6-1
Section 6.03 - Special Uses	6-1
Section 6.04 - Height Regulations	6-3
Section 6.05 - Area Regulations	6-3
Section 6.06 - Minimum Floor Area	6-4
Section 6.07 - Accessory Buildings	6-4
Section 6.08 - Tier Two Cluster Development Option	6-4
CHAPTER 7 - R-2 LOW DENSITY RESIDENTIAL DISTRICT	7-1
Section 7.01 - Description and Purpose	7-1
Section 7.02 - Use Regulations	7-1

Section 7.02A - Special Uses	7-1
TABLE OF CONTENTS (cont'd)	

	PAGE
CHAPTER 7 - R-2 LOW DENSITY RESIDENTIAL DISTRICT (cont.)	
Section 7.03 - Height Regulations	7-1
Section 7.04 - Area Regulations	7-1
Section 7.05 - Minimum Floor Area	7-2
Section 7.06 Accessory Buildings	7-2
CHAPTER 8- R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT	8-1
Section 8.01 - Description and Purpose	8-1
Section 8.02 - Use Regulations	8-1
Section 8.02A - Special Uses	8-1
Section 8.03 - Height Regulations	8-1
Section 8.04 - Area Regulations	8-1
Section 8.05 - Minimum Floor Area	8-2
Section 8.06 - Accessory Buildings	8-2
CHAPTER 8A - VR - VILLAGE RESIDENTIAL DISTRICT	8A-1
Section 8A.01 - Description & Purpose	8A-1
Section 8A.02 - Use Regulations	8A-1
Section 8A.02A - Special Uses	8A-1
Section 8A.03 - Height Regulations	8A-1
Section 8A.04 - Area Regulations	8A-1
Section 8A.05 - Minimum Floor Area	8A-2
Section 8A.06 - Accessory Building	8A-2
CHAPTER 9 - C-1 GENERAL BUSINESS DISTRICT	9-1
Section 9.01 - Description and Purpose	9-1
Section 9.02 - Use Regulations	9-1
Section 9.02A - Special Uses	9-2
Section 9.03 - Required Conditions	9-2
Section 9.04 - Height Regulation	9-2
Section 9.05 - Area Regulations	9-2
Section 9.06 - Site Development Standards	9-3
Section 9.07 - Building Materials Standards	9-4
CHAPTER 10 - I-1 INDUSTRIAL DISTRICT	10-1
Section 10.01 - Description and Purpose	10-1
Section 10.02 - Uses Permitted By Right	10-1
Section 10.03 - Special Uses	10-2
Section 10.04 - Height Regulations	10-3
Section 10.05 - Area Regulations	10-3
Section 10.06 - Site Development Standards	10-3

Section 10.07 - Operational Standards Section 10.08 - Building Materials Standards TABLE OF CONTENTS (cont'd.)	10-4 10-5
	PAGE
CHAPTER 11 - GENERAL PROVISIONS	11-1
Section 11.01 - The Effect of Zoning	11-1
Section 11.02 - Restoration of Unsafe Buildings	11-1
Section 11.03 - Area, Height and Use Conditions and Exceptions	11-1
Section 11.04 - Essential Service	11-2
Section 11.05 - Required Yard or Lot	11-3
Section 11.06 - Control of Heat, Glare, Fumes, Dust, Noise Vibration and Odors	11-3
Section 11.07 - Temporary Uses, Structures and Dwellings	11-3
Section 11.08 - Accessory Uses	11-5
Section 11.09 - Accessory Buildings	11-5
Section 11.09A - Accessory Buildings. Construction Prior to a Principle Building or Use	11-6
Section 11.10 - Principal Building on a Lot	11-7
Section 11.11 - Double Frontage Lots	11-7
Section 11.12 - Signs	11-7
Section 11.13 - Additional Setbacks for Structures Adjacent to Major Streets	11-8
Section 11.14 - Minimum Public Street Frontage	11-8
Section 11.15 - Governmental Improvements	11-9
Section 11.16 - Health Department Approval	11-9
Section 11.17 - Removal of Natural Resources (See Chapter 21)	11-9
Section 11.18 - Dumping Rubbish, Waste Material and Wastewater	11-9
Section 11.19 - Basement Dwellings	11-10
Section 11.20 - Keeping of Domesticated Farm Animals	11-10
Section 11.21 - Non-commercial Kennels and Animal Runs	11-11
Section 11.22 - Accessory Farm Dwellings	11-12
Section 11.23 - Minimum Requirements for Dwellings Outside of Mobile Home Parks	11-13
Section 11.24 - Site Condominium Subdivisions	11-14
Section 11.25 - Private Streets	11-23
Section 11.26 - Wild Animals, Keeping of	11-29
Section 11.27 - Driveways	11-29
Section 11.28 - Home Occupations	11-31
Section 11.29 - Street Access Standards	11-35
CHAPTER 12 - PARKING AND LOADING SPACES	12-1
Section 12.01 - General	12-3
Section 12.02 - Joint Use of Facilities	12-3
Section 12.03 - Location of Facilities	12-3
Section 12.04 - Size of Parking Space	12-3

Section 12.05 - Requirements for Parking Areas Section 12.06 - Off-Street Loading Spaces	12-3 12-4
TABLE OF CONTENTS (cont'd.)	
]	PAGE
CHAPTER 13 - NONCONFORMING USES, BUILDINGS OR STRUCTURES	13-1
Section 13.01 - Continuance of Nonconforming Uses, Buildings or Structures	13-1
Section 13.02 - Expansion	13-1
Section 13.03 - Restoration and Repair	13-1
Section 13.04 - Change or Discontinuance	13-2
Section 13.05 - Building or Structure Under Construction on Effective Date of Ordinance	13-2
CHAPTER 14 - SITE PLAN REVIEW	14-1
Section 14.01 - Purpose	14-1
Section 14.02 - Site Plan Review Required	14-1
Section 14.03 - Application Procedure	14-1
Section 14.04 - Site Plan Content	14-2
Section 14.05 - Review Procedure and Authorization	14-4
Section 14.06 - Standards	14-4
Section 14.07 - Issuance of Building Permit	14-7
Section 14.08 - Amendment of Approved Site Plan	14-7
Section 14.09 - Modification of Plan During Construction	14-8
Section 14.10 - As-Built Drawings	14-9
Section 14.11 - Phasing of Development	14-9
Section 14.12 - Performance Guarantee	14-9
Section 14.13 - Fees	14-10
Section 14.14 - Violations	14-10
CHAPTER 15 - SPECIAL USES	15-1
Section 15.01 - Description and Purpose	15-1
Section 15.02 - Procedure for All Special Uses	15-1
Section 15.03 - Discretionary Standards	15-2
Section 15.04 - Additional Standards for Specific Special Uses	15-2
Section 15.04A - Antennas and Towers Exceeding 50 Feet	15-12
Section 15.05 - Revocation of Permit	15-16
Section 15.06 - Effect of Permit	15-16
Section 15.07 - Appeals and Variances	15-16
CHAPTER 16 - ZONING BOARD OF APPEALS	16-1
Section 16.01 - Zoning Board of Appeals	16-1
Section 16.02 - Voting Requirements	16-1
Section 16.03 - Meetings and Quorum	16-1

Section 16.04 - Records	16-1
Section 16.05 - Hearings	16-1
Section 16.06 - Decisions	16-2
Section 16.07 - Appeals	16-2
TABLE OF CONTENTS (cont'd.)	
CHAPTER 16 - ZONING BOARD OF APPEALS CONT.	PAGE
	16-2
Section 16.08 - Time for Appeal, Notice	16-2 16-2
Section 16.09 - Effect of Appeal	16-2 16-2
Section 16.10 - Representation	16-2 16-2
Section 16.11 - Duties and Powers of the Board of Appeals	
Section 16.12 - Variances	16-3
Section 16.13 - Expiration of Variances	16-3
Section 16.14 - Appeals to Courts	16-3
Section 16.15 - Conditions of Approval	16-3
CHAPTER 17 - ADMINISTRATION AND ENFORCEMENT	17-1
Section 17.01 - Zoning Administration	17-1
Section 17.02 - Zoning Administrator/Administrative Official	17-1
Section 17.03 - Permits	17-1
Section 17.04 - Inspection of Buildings and Structures	17-3
Section 17.05 - Certification of Compliance	17-3
Section 17.06 - Publication and Delivery of Notice of Public Hearing	17-3
CHAPTER 18 - ORDINANCE AMENDMENT	18-1
Section 18.01 - Initiation of Amendments	18-1
Section 18.02 - Amendment Petition Procedure	18-1
Section 18.03 - Amendment Procedure	18-1
Section 18.04 - Rezoning Criteria	18-1
CHAPTED 10 DENALTHE	10.1
CHAPTER 19 - PENALTIES	19-1
Section 19.01 – Violations and Penalties	19-1
CHAPTER 20 – MISCELLANEOUS PROVISIONS	20-1
Section 20.01 - Administrative Liability	20-1
Section 20.02 - Severability	20-1
Section 20.03 - Repeal	20-1
Section 20.04 - Effective Dates	20-1
CHAPTER 21 EARTH REMOVAL, QUARRYING, MINING AND RELATED) MINER AI
EXTRACTION ACTIVITIES	21-1
Section 21.01 - Intent and Purpose, Exceptions	21-1
Section 21.02 - Intent and Turpose, Exceptions Section 21.02 - Location	21-1
Section 21.02 - Location Section 21.03 - Sight Barriers	21-2
Section 21.03 - Sight Barriers Section 21.04 - Nuisance Abatement	21-2

Section 21.05 - Reclamation of Mined Areas Section 21.06 - Submission of Operational and Reclamation Plans Section 21.07 - Hearing and Review Criteria Section 21.08 - Review Procedures and Required Information	21-3 21-4 21-4 21-6
TABLE OF CONTENTS (cont'd.)	PAGE
CHAPTER 22 OPEN SPACE PRESERVATION PROJECTS	22-1
Section 22.01 - Purpose and Applicability	22-1
Section 22.02 - Review Procedure	22-1
Section 22.03 - Items Submitted for Review	22-1
Section 22.04 - Determination of Number Lots	22-2
Section 22.05 - Open Space Requirements	22-2
Section 22.06 - Development Requirements	22-4
Section 22.00 Bevelopment requirements	22 .
CHAPTER 23-CONSERVATION SUBDIVISION PLANNED UNIT DEVELOPMENT OF THE PROPERTY O	
OPTION	23-1
Section 23.01- Purpose	23-1
Section 23.02 - Permitted Uses	23-1
Section 23.03 - Location Principles	23-2
Section 23.04 - Area Regulations	23-2
Section 23.05 - Height Regulations	23-3
Section 23.06 - Minimum Floor Area	23-3
Section 23.07 - Maximum Base Density and Density Bonus	23-4
Section 23.08 - Determination of Number Lots	23-6
Section 23.09 - Open Space Requirements	23-6
Section 23.10 - Standards for Approval	23-6
Section 23.11 - Unified Control	23-7
Section 23.12 - Common Ownership of Preserved Areas	23-7
Section 23.13 - Preserved Areas Not Owned In Common	23-8
Section 23.14 - General Administrative Requirements	23-8
Section 23.15 - Scheduled Phasing	23-8
Section 23.16 - Revision of Approved Plan	23-9
CHAPTER 24-CONDITIONAL ZONING	24-1
Section 24.01 - Intent	24-1
Section 24.02 - Application and Offer of Conditions	24-1
Section 24.03 - Planning Commission Review	24-1
Section 24.04 - Township Board Review	24-2
Section 24.05 - Approval	24-2
Section 24.06 - Compliance with Conditions	24-3
Section 24.07 - Time Period for Establishing Development or Use	24-3
Section 24.08 - Reversion of Zoning	24-3
Section 24.09 - Subsequent Rezoning of Land	24-3

Section 24.10 - Amendment of Conditions	24-4	
Section 24.11 - Township Right to Rezone	24-4	
Section 24.12 - Failure to Offer Conditions	24-4	

TABLE OF CONTENTS (cont'd.)

	PAGE
CHAPTER 25-RIPARIAN AREA PROTECTION OVERLAY ZONE	25-1
Section 25.01 - Intent and Purpose	25-1
Section 25.02 - Applicability and Administrative Action	25-1
Section 25.03 - Overlay Sub-Areas	25-2
Section 25.04 - Development Standards	25-3
Section 25.05 - Development Standards in the Transition Zone	25-5
Section 25.06 - Minimum Lot Sizes & Principal Structure Setbacks	25-5
CHAPTER 26-LANDSCAPING	26-1
Section 26.01 - Description and Purpose	26-1
Section 26.02 - Applicability of Landscaping Provisions	26-1
CHAPTER 26-LANDSCAPING (cont'd)	
Section 26.03 - Landscape Plan Required	26-1
Section 26.04 - General Landscape Regulations	26-2
Section 26.05 - Preservation of Existing Trees and Other Landscape	
Elements 26-3	
Section 26.06 - Installation and Maintenance of Plant Materials	26-3
Section 26.07 - Greenbelts	26-3
Section 26.08 - Front Yard Landscaping	26-4
Section 26.09 - Parking Area Landscaping	26-5
Section 26.10 - Roadways, Access Drives and Walkways	26-5
Section 26.11 - Minimum Requirements for Landscape Plantings	26-6
Section 26.12 - Berms, Intensive Screening and Other Features	26-6
Section 26.13 - Rain Gardens	26-7