

Chapter 86. Zoning

ARTICLE IV. District Regulations

DIVISION 4. Other Districts

§ 86-431. MP District: Mobile Home Park District.

[Code 1974, § 82-9]

- (a) Purpose. In recognition of the growing trend towards mobile homes and the need for well-located, properly developed sites to accommodate them, the MP district is established for the purpose of authorizing the establishment and construction of facilities for a group of mobile homes, such a facility to be referred to in this section as a mobile home park. This section applies to such district.
- (b) Uses permitted by special use permit. Any mobile home park may include any or all of the following uses:
 - (1) Mobile homes, as defined in this chapter.
 - (2) One office building, exclusively for conducting the business operations of the mobile home park.
 - (3) Utility buildings for laundry facilities and auxiliary storage space for mobile home tenants.
 - (4) Recreation area, playgrounds and open space for use by tenants.
 - (5) Such accessory buildings and uses as are customarily incidental to the permitted principal uses; provided, that this shall not be construed to imply the sale of mobile home units, except by the individual owner, or the servicing of mobile homes units, except as is required for normal maintenance by the individual owners.
- (6) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this chapter.
[Amended 4-28-2023 by Ord. No. 2022-16]
- (7) A minimum of two parking spaces, at least 10 feet wide and 20 feet deep, shall be provided for every mobile home unit. No parking shall be permitted on any street or access land. Refer to Article VIII of this chapter.
- (c) Site development requirements. In addition to the following requirements, all mobile home parks must comply with the regulations as stated in Chapter 42, Article II, and any other applicable state and Township ordinances.
 - (1) Site size. Minimum size for a mobile home park shall be 20 acres. Maximum size shall not exceed 300 mobile home sites for each special use permit.
 - (2) Site location. Mobile home parks shall be permitted only in those portions of the Township zoned MP mobile home park which are located on or near a street with a functional classification of principal or minor arterial as designated in § 86-367. The location of a mobile home park must be reasonably near the existing community utilities and facilities services. The location of a mobile home park shall not have an adverse affect on the proper functioning of community facilities and utilities systems, which shall include consideration of, but not limited to, the following: roads, sanitary sewer, water, storm drainage, police protection, fire protection, and the educational system. In general, the location of a mobile home park shall have no adverse affect on the health, safety, or welfare of the Township which is deemed to include the efficient, aesthetic, economic, and orderly growth of the community.
- (d) Miscellaneous. No structure erected for the purpose of acting as a residential dwelling or apartment shall be used for commercial or office purposes unless it can meet all commercial structure standards of the state building code and unless a special use permit is obtained from the Planning Commission. These restrictions are not applicable to legitimate home occupations as defined by this chapter. The intent of this section is to protect the safety of Township residents while allowing reasonable use of historic or otherwise sound residential structures.

Cross reference: Mobile home parks, § 42-26 et seq.

§ 86-432. PO District: Professional and Office District.

[Code 1974, § 82-10; Ord. No. 2007-14, 11-25-2007; Ord. No. 2009-07, 8-30-2009; Ord. No. 2010-02, 2-28-2010]

(a) Purpose. The PO District is intended to accommodate those nonresidential uses of an administrative or professional nature which are necessary to the normal conduct of a community's activities. It is specifically designed, however, to prohibit the introduction of commercial establishments of a retail nature, or other activities which require the constant visits of the general public. This section applies to such district.

(b) Uses permitted. The following types of commercial activities may be permitted, provided that only public sanitary sewerage will be utilized. All of the following uses permitted must be conducted wholly in a permanent, fully enclosed building:

- (1) Offices of professionals licensed by the State of Michigan to treat human patients such as, but not limited to, chiropractors, dentists, dietitians/nutritionists, massage therapists, occupational therapists, optometrists, osteopaths, physical therapists, physicians, podiatrists and psychologists. This shall not include facilities accommodating overnight patients or providing secondary services not specifically listed as permitted.
- (2) Hospitals, medical clinics, and veterinary clinics, provided that all activities are carried out within a building and that no objectionable sights, sounds, or odors are produced which may be discernable at the property lines.
- (3) Offices of architects, engineers, urban planners, and artists and others employed in the graphic arts.
- (4) Offices in which the personnel will be employed for work in one or more of the following fields: executive, administrative, legal, writing, clerical, stenographic, accounting, insurance, and similar enterprises.
- (5) Research laboratories, provided that no heavy mechanical equipment is used in the normal operation of the laboratories and provided that the character of its research would not make it objectionable because of sights, sounds, odors, and traffic congestion produced.
- (6) Religious institutions, except when located adjacent to a one-family or two-family residential zoning district (RR, RAAA, RAA, RA, RB, and RX).

[Amended 5-17-2022 by Ord. No. 2022-07; 12-6-2022 by Ord. No. 2022-14]

(c) Uses permitted by special use permit.

- (1) Child care centers.
- (2) Funeral homes and mortuaries, subject to the following:
 - a. Adequate assembly area shall be provided on the site for vehicles to be used in funeral processions. Automobile assembly areas may be counted toward the parking requirement provided the standards of Article VI of this chapter governing parking lot design, construction, and landscaping are met.
 - b. A caretaker's residence may be provided within the main building of mortuary establishments as an accessory use.
- (3) The following uses may be permitted by special use permit when deemed appropriate to the primary use of the land or structure:
 - a. Drug store.
 - b. Barber or beauty shop.
 - c. Restaurant, provided there are no drive-in or drive-through type facilities associated with it.
 - d. Public utility structures, publicly owned and operated buildings and uses.
- (4) Religious institutions, when located adjacent to a one-family or two-family residential zoning district (RR, RAAA, RAA, RA, RB, and RX), subject to the following site location and development standards:
[Amended 5-17-2022 by Ord. No. 2022-07; 12-6-2022 by Ord. No. 2022-14]
 - a. Minimum lot area: two acres.
 - b. Minimum yard dimensions.
 1. Front yards. In accordance with § 86-367 for the type of street upon which the building faces but no closer than 50 feet to any street right-of-way line.
 2. Side and rear yards. No building shall be closer than 50 feet to any side or rear property line.
 - c. Maximum lot coverage. No more than 25% of the lot shall be covered by buildings.
 - d. Maximum building height. As permitted in the adjacent residential district unless the building setback is one additional foot for each foot of additional height above the height limitation.
 - e. Access. Motor vehicle ingress and egress should be from a street designated in § 86-367 as an arterial or collector street.
 - f. Site locations. Sites should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.

(d) Professional/office site development requirements.

- (1) Minimum lot area: 5,000 square feet.

- (2) Minimum lot width: 50 feet.
- (3) Minimum yard dimensions.
 - a. Front yards. In accordance with the setback requirements of § 86-367 for the type of street upon which the lot fronts.
 - b. Side and rear yards. The principal building may be constructed on the property line if constructed with the adjacent property owner's approval at the same time as, and in conjunction, with construction of an abutting building, but if side yards or rear yards are provided, they shall be at least 15 feet.
 - c. Side and rear yards adjacent to a residential district. No structure shall be less than 50 feet from any residential district boundary line.
 - d. Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § 86-367 for the type of street or streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
- (4) Maximum building heights: 35 feet, unless each required yard is increased one foot for every foot of height above 35 feet.
- (5) Signs. Signs identifying any of the permitted uses in this district shall be in accordance with those requirements specified in the schedule outline in Article VII of this chapter.
- (6) Off-street parking and loading requirements. Motor vehicle parking and loading, and bicycle parking requirements for this district are specified in Article VIII of this chapter.
- (7) Design review. All uses in this district are subject to design review as prescribed in Article II, Division 5 of this chapter.
- (8) Landscaping. Landscaping shall be maintained in all required front and side yards, in accordance with plans approved by the planning director. A landscape plan showing locations and varieties of plant materials shall be submitted for site plan review. All landscaped areas shall be planted with suitable living plant materials and replaced as necessary. Landscaped areas shall be watered, weeded, and generally maintained.
- (9) Other requirements.
 - a. Lighting shall be accomplished in a manner such that no illumination source is visible beyond the property lines of the lot upon which the use is located, and such that no illumination shall adversely affect the welfare of an adjacent property.
 - b. Side or rear yards may not be used for storage.
 - c. All refuse containers, including trash and recycling containers, shall be enclosed on at least three sides by a screening device approved by the planning director, subject to the following provisions:
 - 1. For existing uses receiving a certificate of occupancy prior to the effective date of this section, recycling containers shall be placed adjacent to other refuse containers on-site. If the planning director determines that it is not practical to place the container adjacent to other refuse containers on the site, such containers may be placed in parking areas, provided that the space used for the container shall not occupy required parking spaces and further provided that recycling containers shall be enclosed on three sides by a screening device approved by the planning director.
 - 2. For uses receiving a certificate of occupancy after the effective date of this section, recycling containers shall meet the requirements of this section and the requirements for site plan review under Article II, Division 5 of this chapter.
 - d. Air conditioning units, heating oil storage tanks, or similar appurtenances shall be properly screened as approved by the Planning Commission.
- (10) Maximum impervious surface. The maximum percentage of impervious surface permitted on a site shall be 75%. Impervious surfaces shall include all land covered with paving, buildings, and other nonporous surfaces. The impervious surface ratio is calculated by dividing the total impervious surface by the gross area of the site. The following shall be counted as pervious surfaces:
 - a. Required perimeter landscaped buffers.
 - b. Fifty percent of on-site stormwater detention and retention basins, if designed as an integral part of the site landscaping, provided that the side slope of such basins shall not be steeper than 4:1 (horizontal:vertical).
 - c. Parking lot islands and medians that are 20 feet or greater in each dimension.
- (e) Miscellaneous. No structure erected for the purposes of acting as a residential dwelling or apartment shall be used for commercial or office purposes unless it can meet all commercial structure standards of the state building code and unless a special use permit is obtained from the Planning Commission. These restrictions are not applicable to legitimate home occupations as defined by this chapter. The intent of this section is to protect the safety of Township residents while allowing reasonable use of historic or otherwise sound residential structures.