The county’s March Madness preview this week

see pull-out section on page 5B

DNR gives tentative nod for DeWitt park

By PAT DROUIN

The East Lansing City Council approved a resolution authorizing the use of funds in the county’s DeWitt Park. The resolution was approved on a 3-2 vote, with Councilman Steve Reedy, Councilman Mike Martin, and Councilman Bill Weber voting in favor, while Councilman John Lounsbury and Councilman Jack Amore voting against. The resolution, if approved by the Michigan Department of Natural Resources, would allow the city to proceed with the development of the park. The city has been planning the park for several years, and the resolution is a significant step forward in fulfilling that goal. The park is expected to be completed in the next few years.
Ballenger introduces bill to relieve taxes

State Sen. William H. Ballenger, who introduced a bill (SB 121) designed to help farm-
ers by making county assessment procedures more uniform, said he wants to see a more uniform approach taken to appraisal of farmland across the state.

"Farmers are concerned about what will happen to their properties if they are unable to pay taxes this year because of a loss of income," Ballenger said.

"The bill I have introduced will provide that a tax bill on property used for farm purposes will be determined on a uniform basis around the state," Ballenger said.

Sen. Ballenger was among those who supported the measure. He said, "The bill is designed to provide for uniformity in the assessment of farm property...."
Clinton, Eaton, Ingham fire departments help save 10-blocks in Lansing

DRESDEN

This photo has all of the appearances of Dresden after the infamous fire bombings during World War II, but it is the remains of Staszuk’s Van Lines. One of the firm’s vehicles was not only burned, but melted in the extreme heat.

INJURIES

Several ambulances were making constant trips back to the hospitals with victims who had been overcome by smoke. The fire completely destroyed Staszuk’s Able Van Lines, 1301 Turner St., and Grand Rapids Sash and Door Company, 1300 Turner St.

IT’S GONE

This Lansing Fire Department ladder truck was completely destroyed when flames shot down the extended ladder and set the truck ablaze. Damage to the truck was estimated at more than $56,000.

Photos by
ED CHEENEY

Prescription Facts

1. Don’t give your prescription medicine to anyone else.
   (Reason) Even though his or her symptoms might be something entirely different, your medicine might possibly harm the person.

2. If you are going to see more than one doctor, make sure you tell each what the other is giving you.
   (Reason) Many drugs today are specialty drugs in that they are given for a specific condition. However, because of this they may interact with other drugs and the desired effect is not what it should be.

3. Be sure and ask your doctor if you can take aspirin.
   (Reason) Even aspirin does not get along with certain medications.

4. Follow your doctor’s instructions.
   (Reason) If he wanted you to do otherwise, he would have told you. It is for your own health that you want to him and it is your health that he is concerned with. Do as he says!

We, the Pharmacists at Parr’s, are always ready to serve you with all your prescription needs. With our complete record keeping system we can help you and your doctor.

Have all your prescriptions filled at

PARR’S REEXALL DRUGS

210 N. CLINTON
ST. JOHNS
PH. 224-2837
TO THE DEPARTMENT OF NATURAL RESOURCES, 
Please take notice that in the state's 1971-72 permit program for small game licenses. They are to be available to hunters 12 years and older to stock them.
Decoupage is everywhere

By DEBORAH WUGEN

Don't look for decoupage stores, because they probably aren't in your area. It's not that there isn't jewelry and novelty shops (pronounced day-coo-paj) in the area selling supplies, and hardware specialty shops are in the neighborhood.

Specialty shops are the go-to place for supplies, and hardware stores are everywhere.

The best way to shop for decoupage supplies is to look in your local newspaper, ask for recommendations from friends, and visit stores that carry decoupage supplies.

Decoupage is moving into the mainstream for supplies, and hardware specialty shops are the go-to place for supplies. These stores are more accessible to customers and are better stocked.

Decoupage, which has been growing in popularity, will be decoupage store owner in East Lansing for supplies, and hardware in the area selling supplies, and hardware specialty shops are in the neighborhood.

Some pictures are made from decoupage wax, linseed oil and rotten stone, which is a paste floor wax. A paste floor wax can be used to cover the surface with the decoupage wax.

The print should be somewhat thin. Some pictures are made from decoupage wax, linseed oil and rotten stone, which is a paste floor wax. A paste floor wax can be used to cover the surface with the decoupage wax.

Don't look for decoupage supplies in your local newspaper, ask for recommendations from friends, and visit stores that carry decoupage supplies.

Judge McCree will deliver grand speech

Wade E. McCree, U.S. district judge and presiding federal court judge for the federal court, will be the featured speaker at the St. John's Rotary Club meeting on March 15.


The meeting will be held at the St. John's Rotary Club meeting on March 15.
Next Sunday In Clinton County Churches

All Churches in Clinton County are invited to send their weekly announcements to The Clinton County News. They must reach us by 8 a.m. Monday to insure publication in the current week's issue.
Real Estate Transfers

FEB. 10: Uriah D. and Harriett K. Johnson, 20 acres in Section 29, Township 5 North, Range 2 West, for $11,000 cash.

FEB. 10: Robert M. and Margaret A. Johnson, 10 acres in Section 29, Township 5 North, Range 2 West, for $9,000 cash.

FEB. 10: John D. and Clara A. Johnson, 10 acres in Section 29, Township 5 North, Range 2 West, for $8,000 cash.

FEB. 10: Charles L. and Margaret A. Johnson, 10 acres in Section 29, Township 5 North, Range 2 West, for $7,000 cash.

FEB. 10: Robert M. and Harriett K. Johnson, 10 acres in Section 29, Township 5 North, Range 2 West, for $6,000 cash.

FEB. 10: Thomas D. and Margaret A. Johnson, 10 acres in Section 29, Township 5 North, Range 2 West, for $5,000 cash.

FEB. 10: Charles L. and Harriett K. Johnson, 10 acres in Section 29, Township 5 North, Range 2 West, for $4,000 cash.

FEB. 10: Robert M. and Margaret A. Johnson, 10 acres in Section 29, Township 5 North, Range 2 West, for $3,000 cash.

FEB. 10: John D. and Harriett K. Johnson, 10 acres in Section 29, Township 5 North, Range 2 West, for $2,000 cash.

FEB. 10: Thomas D. and Margaret A. Johnson, 10 acres in Section 29, Township 5 North, Range 2 West, for $1,000 cash.

FEB. 10: Charles L. and Harriett K. Johnson, 10 acres in Section 29, Township 5 North, Range 2 West, for $0.00.

Marriage Licenses


Probate Court

ATTORNEY FOR ESTATE

Claims must be filed with the court and serve a copy of the claim on the executor, administrator, or any person knowing of the debt or any part of the debt, within 6 months from the date of the publication and service shall be made as provided by Statute and Court Rule.

STATE OF MICHIGAN—The Probate Court for the County of Clinton in the Township of St. Johns, Michigan a/2 of Section 7, T5N, R2W, Township 5 North, Range 2 West, in the Northeast corner thereunto described and that the undersigned is not a party to any action or proceeding in any court of record of any description in which the aforesaid is not made, the undersigned hereby waives the benefit of such purchaser, the sum of $6,175.77.

Publication and service shall be made as provided by Statute and Court Rule.

STATE OF MICHIGAN—The Probate Court for the County of Clinton in the Township of St. Johns, Michigan a/2 of Section 7, T5N, R2W, Township 5 North, Range 2 West, in the Northeast corner thereunto described.

For the BEST BUY in New & Used Chevrolets

EDGINS & WEBER

P. O. Box 120-519

Be a Partner

FARMERS CO-OP

F. O. Box 519

CREDIT BUREAU

CLINTON COUNTY CREDIT UNION

Business Directory

AUTOMOTIVE

DAFARM

JAMES BURNHAM

PHONES: St. Johns 266-3465

HARDWARE

GOWER'S HARDWARE

GRAIN ELEVATOR

BOTTLED GAS

D. J. Bower

Enid

GRASS DRUG STORE

15474 S. Bower, Enid

CREDIT BUREAU

CLINTON COUNTY CREDIT UNION

Insurances

Purine Feeds

Mar 15 1971

For your listing in the

Business Directory

CLINTON COUNTY NEWS, St. Johns, Michigan

Page 7 A
Clinton County News

Bowlers of the Week

Lindon Lode of St. Johns..................707
at Redwing Lanes

Dona Rummell of St. Johns.............571
at Tri-Avil Bowl

Week’s Top Scorers

at Fowler Bowl

Andrew Hull..................536
at Redwing Lanes

Linda Lee..................579
at Redwing Lanes

Donna Rummell of St. Johns.............571
at Tri-Avil Bowl

at Wealtha’s K of C

Jan Burke..................556
at Monticello

Dan Spitzley..................576
at Wealtha’s K of C

BIDS WANTED

ON

Painting of Interior of Social

Scotting Building

Urie, County Clerk’s Office

Courthouse, St. Johns for details

and specifications.

Bids to be in clerk’s office by 2:00 noon,
March 15, 1971

Clinton County Board of Commissioners

By Property Management Co.,

ON
**MEETINGS**

The Blue Star Mothers Chapter 5 of St. Johns will meet at 7:30 tomorrow evening at the V.F.W. Hall on the First Congregational Church for a regular meeting and to go out of town. Members present were: Mrs. Bruce Haskell, Albert Brock and Edna Eldred. The program will be given by Mrs. Bruce Haskell, former supervisor of art and chart work done by DAR members. The mother is the former Joyce Pat Fitzpatrick seven years to reside in Fowler. The baby has two sisters. Grandparents are Mr. and Mrs. Jerome Hengesbach of Bath and Mr. and Mrs. Philip Vance of Pewamo and Mr. and Mrs. Charles Shappell. A boy, James Allan, was born to Mr. and Mrs. Carol heming And Mrs. Strang, the Mormon leader who lived on Michigan’s Beaver Island, is serving by the committee.

**BATHROOM DECOR**

Once upon a time bathrooms were mainly functional and then led to being closed continually. No one thought the design of bathrooms can be just as attractive as art. Today, however, the design of bathrooms is often considered, and in order to make the space more inviting and enjoyable, many people are looking into decorating them. In this article, we will discuss some design ideas and design choices that are some of the most common in today’s bathrooms.

**WINTER MEALS**

The Blue Star Mothers Chapter 5 of St. Johns will meet at 7:30 tomorrow evening at the V.F.W. Hall on the First Congregational Church for a regular meeting and to go out of town. Members present were: Mrs. Bruce Haskell, Albert Brock and Edna Eldred. The program will be given by Mrs. Bruce Haskell, former supervisor of art and chart work done by DAR members. The mother is the former Joyce Pat Fitzpatrick seven years to reside in Fowler. The baby has two sisters. Grandparents are Mr. and Mrs. Jerome Hengesbach of Bath and Mr. and Mrs. Philip Vance of Pewamo and Mr. and Mrs. Charles Shappell. A boy, James Allan, was born to Mr. and Mrs. Carol heming And Mrs. Strang, the Mormon leader who lived on Michigan’s Beaver Island, is serving by the committee.

**JACOBSONS**

EAST GRAND RIVER AT CHARLES & EAST LANSING
Deadline extended for contest on ag development of the year

The deadline to apply for Michigan's 2023 Agricultural Development award is extended to April 15. Applicants can submit their nominations until then to be considered for the $5,000 prize.

Applicants must demonstrate innovation and impact in the agricultural sector. The award recognizes outstanding efforts in the development of new or improved products, services, or processes.

Winners will be announced in May and will receive a plaque and cash prize. The award is presented annually by the Michigan Agricultural Development Commission and the Michigan Farm Bureau. For more information, visit www.michiganagdevelopment.org or contact info@michiganagdevelopment.org.
North Bengal

Mrs. William Bright

On Monday, Feb. 19, Shirley Russell, daughter of Mr. and Mrs. Earl Russell of New Boston, was married to Donald L. Bright, son of Mr. and Mrs. A. W. Bright of St. Johns. The bridesmaids were Miss Darlene Kunkel, Miss Jane Russell and Miss Karen Shillington. The best man was Jim Bright and the usher was Steve Bright. The Rev. A. D. Haggard performed the ceremony.

A reception was held at the home of Mr. and Mrs. Andy Frame of New Boston. Miss Nancy Frame, Miss Sherrill Holling, Miss Marie Kunkel, Miss Betty Grace and Miss Barbara Frame were hostesses.

Mr. and Mrs. William K. Bright of New Boston had an overnight guest Saturday of Mrs. Frame and Miss Nancy Frame.

Mr. and Mrs. Earl Russell of New Boston are planning a 50th wedding anniversary celebration for Mr. and Mrs. Stanley Kunkel of New Boston. A renewal of their wedding vows will be held at Holy Trinity Church in New Boston.

The couple will reside in New Boston, and will continue to operate their business, The Floor Doctor, on Main Street and also operate a furniture store on Washington Street.

County Line News

Mrs. J. D. Bonner and Joy S.W. Dallas were married Saturday afternoon in the Most Holy Trinity Church at New Boston. The attendants were Leonard and Louise Bonner, both of New Boston, and Edward and Dorothy Bonner, both of Hallsville, Mo.

Mr. and Mrs. Harry Schell of New Boston had an overnight guest Saturday of Mr. and Mrs. Jerry Schell of New Boston.

Mr. and Mrs. Edward Proch of New Boston had an overnight guest Saturday of Mr. and Mrs. William Proch of New Boston.

Mr. and Mrs. Horace Young of New Boston were entertained Saturday afternoon at the home of Mr. and Mrs. Carl Young of New Boston. The attendants were Mr. and Mrs. Ross Young and Mr. and Mrs. Carl Young.

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HELP WANTED

MALE — ELECTRICIANS, must have experience with metal-works, wiring, insulation, filter bags, electrical and other related work. Salary $90.00 plus benefits. Write South Cedar Avenue, Montreal, P.Q., Canada.

EUROPE 1971 WANTED-Chaplains, recently graduated in theology, who will be able to work under the supervision of an experienced pastor. Following are the requirements: 1) a letter from a pastor; 2) a letter from a university professor; 3) a letter from aqm member. Please write to P.O. Box, 876, Detroit, Michigan 48215. 42-3p

862-4389. 43-3p

871-11, write the name on back of ad after 5:30 p.m. 44-462.

AUCrON CAIENDAI

WEDNESDAY, MARCH 3, 1971

Jerry Christians, farm machinery, ence sales, including Land-rol, John Deere, Massey-Ferguson, New Holland, Farmall, International, Ford, Chevrolet, and International Harvester. Also, from A to Z in farm related items. Wiring for all sizes of farms and barns.

SAGARTE, March 6, 1971, 12:30 p.m.

John Luid, electrician, will be available to help with your electrical needs. We will have available a variety of electrical equipment.

Marvin C. Snider, familiar with all types of electrical equipment. POA-Sales, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vending, vendin...
**MOBILE HOMES**

- **PERMANENT MOTION** 1 bedroom, 1 bath, $14,500. Call 224-0668.
- **MONARCH** 2 bedrooms, 2 baths, $14,750. Call 224-0668.
- **MOBILE HOMES** 2 bedroom, $15,900. P.O. Box 300, M.H., 12202.
- **MOVING HOME** 2 bedroom, 1 bath, $14,500. 110 W. Main, St. Johns. Phone 224-4713.
- **MOBILE HOME** 2 bedrooms, 2 baths, $14,900. 103 W. Main, St. Johns. Phone 224-4713.
- **MOBILE HOME** 2 bedrooms, 2 baths, $14,900. 110 W. Main, St. Johns. Phone 224-4713.

**FOR LIVESTOCK**

- **EASTERN PIGS** For sale, 100 lb. pigs, $125. 660 Lambert Dr., St. Johns. Phone 224-3685.
- **PIGS** For sale, 100 lb. pigs, $125. 660 Lambert Dr., St. Johns. Phone 224-3685.
- **FEEDER PIGS** For sale, 100 lb. pigs, $125. 660 Lambert Dr., St. Johns. Phone 224-3685.
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**FOR PETS**

- **JACK WALDRON** Fowler 587-1455.
- **Dogs** For sale, 2, 3 months old. 1065 E. State St., St. Johns. Phone 224-4276.
- **CATS** For sale, 2, adults. 1065 E. State St., St. Johns. Phone 224-4276.
- **LITTER** For sale, 2, 3 months old. 1065 E. State St., St. Johns. Phone 224-4276.

**FOR SALE**

- **3 bedroom house** For sale, 1065 E. State St., St. Johns. Phone 224-4276.
- **4 bedroom house** For sale, 1065 E. State St., St. Johns. Phone 224-4276.
- **3 bedroom house** For sale, 1065 E. State St., St. Johns. Phone 224-4276.
- **4 bedroom house** For sale, 1065 E. State St., St. Johns. Phone 224-4276.

**BUSINESS and SERVICE DIRECTORY**

Use This Classified Listing For Fast Service From Clinton County Business Firms
Sealed Power reports 1970 net earnings

Reynolds said. "It was able to perform in 1970." The earnings compared with $2.50 per share. Net sales for the 1969 peak of $4.3 million, or record level.

The earnings were caused by the higher costs of borrowed funds; by expenses of $3.8 million are budgeted for this purpose in 1971, he added.

"Our earnings for 1971 is 50% of the earnings of improved components to original equipment manufacturers in general business conditions, as well as a continued improvement in the replacement market," explained Reynolds.

RED Wing

THE FORD TEAM

wants to play ball with you

Egan Ford Sales, Inc.

Your Seat Dealer

Al Economy Shoe Store

At Economy Shoe Store

Economy Shoe Store

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Economy Sho
Scoring record falls as O-E finishes MMB race in three-way tie

O-E, St. Johns rivalry reaches faculty ranks

New Car Planned?
Give the cost of new car financing
Panthers fight Spartan scare to clinch second

With 3:01 left in the third quarter, Williamston broke the back of the Hornets to catch up. At that crucial time out call, but Andy Clark with 31 points said to spark the offense after gathering three quick fouls.

The Bees, in powering past Williamston, 65-52, found the Bath zone, and press after trail... caught a sputtering Bath offense almost immediately as the Bees went back to the 19-7 first quarter lead by allowing Bath to coast to their 52 points. . . .

The DeWitt Panthers, following a 6-11 mark, almost certainly due to the skilled ball... shot attempts. David Smith and Mike Brown netted 11 for 11 at the line. They came through again, outwitting the Panthers now stand with a 5-10, Pewamo-Westphalia senior.

The Wings kept the margin In their final standing hold on second place in the County League race. Stoll led the Bees with 25 points, as they steadily pulled away. Stoll, the Bees' leading center and rebounder and star's ability, with 26 points in the second quarter after gathering three fouls.

Six Clinton cagers named to CMAC teams

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The United Methodist Church in St. John's, Michigan, recognized Ruth Wright of Bath, leader of the Bengal Community, and other leaders for a job well done. The recognition will take place at the Bengal Community Club's 4-H program achievements program to honor youth of 23 years of age or younger, leaders, and groups for their contributions to the local community.

A group of youth from the Countryside 4-H club, will be working with the Deyster Horse Show Committee to promote the upcoming horse show. The show will feature various events, including horse shows and competitions.

The "V.I.P.'s in 4-H" will be working with the Michigan Agriculture and 4-H program to promote the upcoming project. The project will be a beekeeping project, and the participants will learn to build a hive, care for the bees, and harvest the honey. The project is open to youth of all ages, and the participants will be given the opportunity to learn about the importance of bees and their role in the environment.

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**Food inspectors: weight watchers**

Nearly everyone’s weight matters these days. But did you know that the Michigan Department of Agriculture is concerned about your weight? Ag investigators are finding more DDT.

DDT is popping up in Michigan. Received from retail stores, it was the object of a recently completed six-month study and could affect future child development. Nearly 8,000 pounds of the pesticide DDT have been analyzed by the Michigan Department of Agriculture. In recent years, the agricultural sector has been using more DDT because of a national ban on other insecticides.

DDT is a necessary part of the insecticide arsenal. It is used for the control of many insects, including those that cause damage to crops and livestock. DDT is applied in a variety of ways, including aerial spraying, ground spraying, and dusting.

The Michigan Department of Agriculture, which is responsible for regulating pesticide use, has found that DDT is being used in Michigan.

**Ag investigators finding more DDT**

Because of the difficult job of controlling the growth of pests, public interest in DDT is increasing. The Michigan Department of Agriculture, which is responsible for regulating pesticide use, has found that DDT is being used in Michigan.

**Food Inspection program in Michigan**

The Food Inspection program in Michigan is a part of the Food and Drug Administration. It is responsible for enforcing the Food, Drug, and Cosmetic Act, which is designed to protect the public health by ensuring that foods, drugs, and cosmetics are safe and effective.

The Food Inspection program in Michigan is responsible for inspecting food establishments, including restaurants, grocery stores, and markets. Inspectors check for cleanliness, proper storage, and correct temperatures to ensure that food is safe for consumption.

The program also investigates complaints about food safety, such as reports of contaminated food or illnesses associated with eating food from a specific establishment.

In addition, inspectors may conduct surprise visits to ensure that food establishments are complying with federal regulations. These inspections help to prevent the spread of foodborne illnesses and ensure that food is safe for consumption.

**Food inspections: weight watchers**

In conclusion, the Michigan Department of Agriculture is concerned about DDT in Michigan. inspectors check for cleanliness, proper storage, and correct temperatures to ensure that food is safe for consumption. The program also investigates complaints about food safety. These inspections help to prevent the spread of foodborne illnesses and ensure that food is safe for consumption.
Preview: March madness--1971

Photos by Tim Youngman--Ed Cheesney--Bob Gavan
Bees want new shot at Stockbridge but must win three in Perry tourney

By TIM YOUNKMAN
Editor

From all appearances, the season's Livingston County League champion, Stockbridge, will be in for some trouble next season. In fact, if Bath Coach Richard Wilt gets his way, Stockbridge is in for a heap of trouble next week.

Wilt and his squad of Bath Bees are looking forward to playing Stockbridge for the third time this year, a prospect most Class C coaches could live without.

But Wilt wants the third chance, to show Bath fans and the state of Michigan that the Stockbridge myth is just that—only a myth.

If Bath can surmount the obstacles placed in his way this week at Perry—meaning three tough games against Byron, Boys Training School and either Whitmore Lake or Haslett—they will face the heavily favored Stockbridge Panthers in the regional elimination games.

THE PANTHERS demolished Bath early in the season, 95-61, but the Bees held their ground in the second contest. They held the high-flying Panthers to only 63 points and actually outscored them 26-24 in the last half, only to drop the contest 65-63.

"We'd like another shot at them," Wilt said. "The kids all believe that they can be beaten, but they do have a good ball team."

Wilt is expecting strong competition from district foes at Perry, especially from DeWitt and Haslett. Wilt was sure that the DeWitt Panthers will face Haslett in the scheduled game Thursday. For that to happen, Haslett would have to defeat Perry.

Byron, Bath's first opponent, has a 5-10 record, but Wilt pointed out that they are in a particularly tough league, the Flint Suburban League.

Wilt said that Byron has strong outside shooting capabilities from a player he indentified as Van Waggoner who his averaging 33.5 points a game.

BYRON ALSO has a 6-6 center and a 6-3 forward in their lineup, Wilt said.

He noted that Boys Training School of Lansing has good talent although they need some experience and some polish on proper teamwork. Wilt said that BTS has the distinction of having the brother of Ralph Simpson, former MSU star, on their team.

BTS would be Bath's Wednesday night opponent in the regional season finale. Wilt noted that Boys Training School of Lansing has good talent although they need some experience and some polish on proper teamwork. Wilt said that BTS has the distinction of having the brother of Ralph Simpson, former MSU star, on their team.

Wilt noted that All-state tournament play, "We'll go after Paul Stoll because he's our best and we need some for our press if we feel that we can outrebound the opponent," Stoll "could play guard next year," Wilt added.

He concluded that the Bees "are tough under pressure. "We've got the court, too," Wilt said, played six games that ended with a win for Bath.

Wilt said that Markham came five-point or less difference—"in a real strong in the second half and we won five of them," Wilt said that Markham came five-point or less difference—"in a real strong in the second half and we won five of them."

With that kind of pressure, Wilt said, Bath fans and the state of Michigan are looking forward to giving Stockbridge a run for their money next year. The Panthers will graduate almost their entire team.

Bees want new shot at Stockbridge but must win three in Perry tourney

Randi Markham, also a junior, is second on the team in scoring with 11.6 average. Little Lynn Vietzke, a 5-2 guard and a senior, has a 10.2 average as does junior Joe Mitchell.

Senior David Smith has a 14.4 scoring average and a 15.7 rebounding mark.

With only four seniors on the team, Bath is expected to give Stockbridge a run for their money next year. The Panthers will graduate almost their entire team.
Eagles face St. Pats in Class D playoff rematch

Good ball playing and close games are what make the fans come to see our games, commented Fowler's Head Coach Chuck Trierweiler.

That's exactly what the fans will see when Fowler opens their playoff season against Portland St. Patrick—the team that they dethroned last year from the state's number one ranking and who turned around and dumped Fowler 67-64 in the first game of the playoffs.

The Eagles will be looking for revenge when they meet St. Pats carrying with them the league title, a 16-1 record and number two ranking in the state.

Coach Trierweiler, who has been head coach at Fowler since the 1964-65 season, considers this team potentially one of Fowler's best.

"I've got a whole team of good ball players that I can depend on. I have two swing positions that I can use with any one of the players," he said.

"HOWEVER, THE games could go 100 ways," Trierweiler said, "We are looking forward to a good district meet. All the teams are tough this year."

Excluding last Friday's game, the Eagles made 460 baskets from the floor out of 1,141 attempts for a 40-per cent-average. On rebounds they faired better defensively pulling down 398 and 314 offensively. They allowed 301 turnovers.

Neil Thelen lead the season's scoring attack with 253 points and assisted on 76 baskets. He was responsible for 66 turnovers. Jerome Pohl, second leading scorer, made 235 points, 51 as the team's leading free throw shooter. He was also high with 147 rebounds.

Others are Jon Matthews who netted 113 points, AZ Harr with 114 points and Gary Pung who dumped in 186 points.

Superintendent Donald Smith aptly summed up the town's reaction to Fowler's top-ranked Eagles when he said, "They're all a great bunch of kids."
First time for Wings in 'A'![Image]

Clintondale Coach Doug Japinga is optimistic about this year's basketball season. "I believe that we will play in Class B tournament," he said.

Japinga will be coaching the Redwings after spending 10 years coaching JV basketball. His philosophy is attached to principles of teamwork. "I try to practice what I preach," he said.

"With the input of a field general, St. Johns Coach Doug Japinga instructs his Redwings on how to build back the opponents allowing for fast breaks and easier shooting."

"The most improved member of the Wings, according to Japinga, is center Dean Atkinson, who only averaged 3.5 in assists. According to Japinga, they improve their shooting."

In the wake of some critical comments by an officials, the Redwings lost the game against Corunna. But according to Japinga the officials are to blame. "They made some foul calls in the game," he said.

Wings and Redwings share a common ground: fans are fans anywhere basketball is played. Clinton County spectators are among the best in the world. They practically tear apart the gymnasium after the Redwings clinched a share of the West Central conference championship. They are always on time and put the season on the line.
Pirates meet Carson; expect 'tough' series

Pewamo-Westphalia's Coach
Harry Peacock said Friday night that this year's district is going to be real tough.

With four out of the five teams coming into the playoffs with winning records, P-W is going to have their hands full. P-W's record is 9-8 overall. "After losing two games last weekend there is going to have to be some real psyching up in order to prepare for the playoffs," Peacock indicated.

In the playoffs, P-W is matched with Carson City-Crystal, who also has a 9-8 record. Montabella is the favored team in this district with a 14-2 overall record.

Coach Peacock said that if they can win the first game, then they will have a good chance of getting the championship.

LEADING THE Pirates will be John Bengel, who is a WOOD-TV's Central Michigan All-star team member and Central Michigan Athletic Conference first team member.

Bengel averages around 21 points a game. According to Peacock "Bengel likes to jump and when he is hitting nothing can stop him. He is the key man on the team. When he is with it we go. When he's not we struggle."

Backing up Bengel will be regular starters Bill Vance, Roy Piggott, Steve Wirth, Charles Theis, Ron Kramer and Mike Cotter.

"Rebounding and persistent ball handling are the key defensive weapons that P-W uses," Peacock beamed.

UP AND IN

DeWitt's high-scoring Ron Wilcox goes in for a layup against Fowler's ace Neil Thelen when the two teams clashed in CMAC play.

P-W POWER

Fowler's Gary Pung (54) is in trouble as he prepares to let a shot go. P-W's Mike Cotter (13) and Mike Gross (21) attempt to block. The Eagles won their 16th by clipping P-W 64-56.
District picture promising.

Panthers draw bye; may face Haslett

DeWitt's chances are pretty good in the districts, according to Coach Frank Deak.

The Panthers drew a bye, and will play the winner of the Haslett - Perry game Thursday. The Panthers started off the season slow, with two starters out, but they came back in the second half, winning six of their last seven games.

"Pat Botke who was out most of the season, has been averaging over 20 points in the last five games, passing normally high scorer Ron Wilcox, who averages 15 points," said Coach Deak.

Steve Tews, a 6-4 senior has averaged 15 rebounds in the last five games, pulling down 30 in one game.

Gary Claver, 6-2 junior, has averaged 10 points and 10 rebounds.

Andy Cusack, senior guard, who leads the team with his fast breaks, averages 15 points a game.

Loren Ward, 6-7, will be back for the district, after being out most of the season with injuries. According to Deak he will try to use him as much as possible. Ward used sparingly scored six points against Webberville Friday night.

Gordon Keck, 6-3, center, averages 10 rebounds and seven points.

According to Deak, "Concentration on defense is one of the reasons for the improvement in the last few games. We are especially hard on defense.

"On offense we depend on fast breaks and rebounding," Deak said, "and the team shows flashes of brilliance." The Panthers have averaged 80 points a game.

"I know I can't use the excuse of having injured players out, but possibly without the injuries we could have done a lot better," Deak said.

WHERE'S THE BALL

In the eerie light of flash bulbs no one seems to know where the ball went. Actually one of the DeWitt Panthers gained control. Jumping into the action are DeWitt's Steve Tews (far left), Doug Klaver (54) who eventually won the game in the last seconds with a basket, and Gordon Keck (50). Fowler players are Clare Thelen (21), Jerome Pohl (20) and John Mathews (35).

HALT THAT BREAK

The fast break is one of the cleanest and finest plays in basketball, but it's one of the hardest to defend against. Here DeWitt halts a Fowler drive during their game when the Panthers also halted the Eagles 14-game win streak.

DeWITT BASKETBALL BOOSTERS:

Bill Fowler Ford Sales
Boughton Elevator
Bill O'Shaughnessy Chevrolet

G & L Sales
Men's Nest
Keck's Appliance

Culligan Water Conditioning
DeWitt Pharmacy
Floyd's Union 76 Service
Determined Marauders face St. Louis

In Tuesday opener

Determination is the key to winning, according to Ovid-Elsie's Coach Bob Foreback.

The Marauders will meet St. Louis in their first game of the districts Tuesday night. "This is the fifth time in a row that we have been matched with St. Louis," Foreback said.

St. Louis and Bullock Creek are all tied for first place in the Mid-Michigan B league each carrying 8-2 records. "It will be a tight match," Foreback said. "We have beat St. Louis twice, St. Louis beat Bullock twice and Bullock Creek has beat us twice. You couldn't ask for a more even match."

"All the games we played with these teams has been close. It all depends on the breaks," Foreback said.

"This has to be one of the more interesting districts around," Foreback added. "My boys will have to be mentally ready in order to win."

Leading the Marauders will be co-captain 6-3 Cal Woodard, senior forward. He has been the leading scorer the last two years. Foreback considers him the most valuable player. "His all around performance is excellent on and off the court. He has great moves around the basket and is a strong rebounder."

The other co-captain, 6-1 Keith Nelson senior center is our best defensive ball player," said Foreback. "He jumps exceptionally well and is a good shooter, holding the school record of 28 points. He is a very steady ball player, averaging 15 points a game."

Mark Caso, 5-10 senior guard is a good outside shooter and good passer. According to Foreback, "He is a leader in the front court."

Dan Bowles, 5-11 senior forward, who averages 11 points, is a great outside shooter and defensive ball player. He jumps well and is a very steady ball player."

Lead Foreback, who is a graduate of California State College, Fullerton, California, is in his third year as head coach at O-E. He was varsity basketball coach during the 1965-66 school year at Elsie before the merger.

At Ovid-Elsie he was freshman coach at O-E for two seasons before being named varsity coach. During the school day, Foreback teaches business classes.

Bath's Paul Stoll, in picture at left, looks for a teammate as some Williamston Hornets close in. Rebounding star for Ovid-Elsie, Cat Woodard (30), top photo fights to maintain possession against a stubborn Chesaning Indian.

St. Johns' Head Coach Doug Japinga guides his team and studies the court action in an effort to perfect his outstanding Redwing Team.

OVID-ELSIE BASKETBALL BOOSTERS:

Gary's Barber Shop
Levey's Jewelry
Elsie Phillips 66 Service
Everett McAllister

Darlings Inc. Hardware & Appliances
Debar Chevrolet
Elsie Elevator
William's Hardware
Tri-Ami Bowl
Need Printing Fast? Use Mini Print

Now! Prepare your copy on our typewriters

Check out this new service
SAMPLE PRICE LIST
For Prints From Your Copy
Printed On 20 lb. Bond Stationery

No. Small Medium Large
Quantity $350 $470 $530
50 $410 $590 $690
100 $490 $710 $890
200 $570 $810 $990
300 $650 $930 $1110
400 $730 $1070 $1290
500 $810 $1210 $1530

EVERYTHING FOR THE HOME!
EVERYTHING FOR THE SOIL

CLINTON COUNTY NEWS, St. Johns, Michigan
A beginning

We must commend Aelita, John, N., Mitchell and the federal age to under his command for their current narcotics raids in seven major U.S. cities.

The raid outed 64 arrests and nearly $3 million in narcotics in New York, Chicago, Detroit, Philadelphia, Hartford, Baltimore and New Orleans.

The federal crackdown, rated as the largest strike in history against organized crime, has received widespread publicity as much for political enhancement as for public safety.

However, the proportions of the raid seem to have failed several obvious questions. One question that has been asked in recent days concerns the actual amount of damage that the view is inaccurate. For example, New York officials have estimated that more than 6,000 pounds of heroin reach New York, Chicago, Detroit, Philadelphia, Hartford, Baltimore and New Orleans. The federal raid confiscated only 71 pounds —hardly a dent in the overall picture.

NEW YORK POLICE tell us that they have confiscated 64 arrests and nearly $3 million in narcotics in seven major U.S. cities. The action, which has been celebrated with a national policy, has been praised for its political enhancement as much as its public safety.

The current question posed to Mr. Mitchell, dealing with the logistics of moving in removing the nation from society.

Too often, organized criminals have slipped through legal loopholes or have been released or acquitted through sloppy and disappointing cases fueled by federal prosecution.

The current raid and arrest record will have no meaning if these criminals continue. Better plans and intense manpower would render them useless to the organization.

The people in this country have been complacent concerning the "cop and robber" game for too long. A change in policy and organization can change this.

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One Year Ago

Dee is a problem with murder because it is the DPF's prerogative. The Detroit Police Superintendent decided to enter into a contract with Confidential Informants in 1940 for a new Chief. The contract was approved by the Detroit City Council. The most significant piece from the chief that would render them useless to the organization.

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PUBLIC NOTICE

To Residents of the Villagio Township

The Villagio Township Board of Review will meet in the Village of Villagio Township Office, Corner of Foster and Shephardsville Road.

MONDAYS & TUESDAYS
MARCH 8 & 9, 1971
9:00 a.m. to 1:00 p.m. & 2:00 p.m. to 4:00 p.m.

ROBERT RENUS
Twp, Supervisor

NOTICE

Village of Fowler

To the qualified voters, that the annual election will be held in the Village of Fowler, State of Michigan, at the Dallas Township Hall, Monday, March 8, 1971. Polls will be open from 7 a.m. to 8 p.m.

Mack Fox, Clerk

PUBLIC NOTICE

To Residents of Clinton County

The Clinton County News, St. Johns, Michigan

Wednesday, March 3, 1971

PUBLIC NOTICE

Fowler, State of Michigan, at the Dallas Township Hall, MONDAY & TUESDAY

MONDAY, MARCH 8 & 9, 1971
9:00 a.m. to noon-1 p.m. to 4 p.m.

MARK FOX, Clerk

PUBLIC NOTICE

To Residents of Bingham Township

The Bingham Township Board of Review will meet in the Village of Bingham Township Office, MONDAY & TUESDAY

MARCH 8 & 9, 1971
9:00 a.m. to noon-1 p.m. to 4 p.m.

HAROLD BISSENHUP
Twp, Supervisor

PUBLIC NOTICE

To Residents of Greenbush Township

The Greenbush Township Board of Review will meet in Public Review at the Township Office, MONDAY & TUESDAY

MARCH 8 & 9, 1971
9:00 a.m. to noon-1 p.m. to 4 p.m.

DILLIBR SHANABERY
Twp, Supervisor
Rage 12 B

Xestri, 522, women — Leslie Brun.

Dreamers — men — Ray Frlcke, 183.

High individual series — F. Glowacki, 1794. High individual game — Happy Hustlers.

High team game—Humdingers, K. Penix, 205; B. Lowell, 200; M. Somoza, 200; C. Floate, 207; D. Urban, 213.

Pabst KB

NightHawks

Drewy's

Budweiser

T. Bacon, 209; L. Salters, 215; M. Rich, 213; J. Powers, 205.

High team series—Highway 13.

High team game—Roadhouse, T# Bullard, 233, High individual series — Tate's Tamales, 1935.

Table tennis

627, High individual game — Andy's IGA — men — Rich Snyder, 557, K. Jones, 205.

Coldstream Wings — men — Jon Tatroe, 557, women — Carol Tatroe, 225.

Hummingbirds — women — Mary Anderson, 205; women — Mary Streeter, 204; R. Molder, 204.

High team game—Patterson & Sons, 846.

Dry Dock'd

Kings & Queens

B. Schmidt, 201; M. Rich, 201.

Repeats

High team series—Highway 43 1/2 48 1/2 57 1/2 46 1/2 63 1/2 40 1/2 65 3 9 16 1/2 54 1/2 37 1/2 9 39 53 47 53 16 1/2 39 53 40 47 38 58 35 58 10 38 40 13 37 14 15 38 40


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...
Zoning Ordinance

BATH CHARTER TOWNSHIP

CLINTON COUNTY, MICHIGAN

Prepared By
TRI-COUNTY PLANNING COMMISSION IN ASSOCIATION WITH BATH CHARTER TOWNSHIP PLANNING COMMISSION

K.O. MUNSON, Chairman
E. EISINGER, Vice-Chairman

MEMBERS
W. KYES
J. KENNEDY
W. MORGAN

G. FITCH
R. BRAGDON

Effective April 1, 1971
Ordinance No. 13
The Charter Township of Bath Ordnance
The Charter Township of Bath Zoning Ordinance No. 13

PREAMBLE

The Charter Township of Bath hereby enacts this Zoning Ordinance in order to promote the proper use of land and to regulate the location and use of buildings and structures for trade, industry, residence, and for public and semi-public purposes. This Ordinance shall be administered by the Zoning Administrator to effect proper use of land and to regulate the location and use of buildings and structures; to regulate the size of yards, setback lines, open spaces, and the density of population; and for said purposes to divide the Township into districts of occupancy, establishing the boundaries thereof; providing for changes in the regulations, restrictions and boundaries of such districts; defining certain terms hereinof providing for administration and enforcement penalties for violations; and establishing a Board of Appeals.

ARTICLE I SHORT TITLE

This Ordinance shall be known and may be cited as the Charter Township of Bath Zoning Ordinance.

ARTICLE II PURPOSE

To promote and protect the public health, safety, comfort, convenience, and general welfare of the inhabitants of the Charter Township of Bath by encouraging the proper use of land and natural resources in accordance with their character, adaptability and suitability for particular purposes; to achieve social and economic stability; to prevent overcrowding of land and undesirable concentration of population; to provide adequate light, air and reasonable access; to facilitate adequate and economical provision of transportation, water, sewer, schools, recreation and other public requirements in accordance with the Comprehensive Development Plan for the Township, and to provide for the enforcement of such standards.

ARTICLE III ADMINISTRATION AND ENFORCEMENT

Section 3.1 ADMINISTRATION


3.1.2 ZONING ADMINISTRATOR: The Township Board, with the advice and recommendations of the Planning Commission, shall employ a Zoning Administrator to act as its officer to effect proper administration of this Ordinance. The term of employment, compensation, and any other conditions of employment shall be established by the Township Board.

3.1.3 DUTIES OF ZONING ADMINISTRATOR: The Zoning Administrator shall have the power to grant zoning compliance and occupancy permits, to make inspections of buildings or premises necessary to carry out his duties in the enforcement of this Ordinance. It shall be unlawful for the Zoning Administrator to approve any plan or issue any permit or certification of occupancy for any new construction, new use, or change of use unless such plans have been inspected and found to conform with this Ordinance.

The Zoning Administrator shall record all nonconforming uses existing at the effective date of this Ordinance for the exercise of carrying out the provisions of Article VII, Section 4.5, and shall keep such record in accordance with the Zoning Administrator permitted to make changes in this ordinance per to vary the terms of the nonconformity to carry out his duties.

The Zoning Administrator shall not refuse to issue a permit when conditions imposed by this Ordinance are complied with by the applicant despite violations of contract, such as evidence or private agreements which may occur upon the granting of said permit.

3.1.4 ZONING PERMITS: The following shall apply to the issuance of any permit:

1) Permits Not to be Issued: No building permit shall be issued for the erection, alteration or use of any building or structure or part thereof, or for the use of any land, which is not in accordance with all provisions of this Ordinance.

2) Permits for New Use of Land: No land heretofore vacant shall thereafter be used or an existing use of land be hereafter changed for a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.

3) Permits for New Use of Buildings: No building or structure, or part thereof, shall be changed to or occupied by a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.

4) Application Requirements: There shall be submitted with all applications for zoning permits, two (2) copies of a site layout or plat plan, drawn to scale, showing:

a) The location, shape, area, and dimension of the lot, block, and tract of land, and all existing and/or proposed structures, to be erected, altered, or moved on the lot.

b) The intended use.

c) The proposed number of sleeping rooms, dwelling units, employees, customers, and other users, where applicable.

d) The yard, open space, and parking space dimensions.

5) Any other information deemed necessary by the Zoning Administrator to determine and provide the enforcement of this Ordinance.

6) Evidence of Ownership: All applications for permits under the provisions of this Ordinance shall be presented with evidence of ownership of all property affected by the coverage of the permit.

7) Violating of Permits: Any permits granted under this section shall become null and void after one year from the date of granting such permit unless work is started prior to the expiration of the permit. Any person, firm, corporation, or other legal entity found to be guilty of maintaining a nuisance shall be declared. Any person, firm, corporation, or other legal entity found to be guilty of maintaining a nuisance shall be adjudged guilty as a result of such violation.

8) Records of Certificates: A record of all certificates issued shall be kept on file in the office of the Zoning Administrator and copies shall be furnished at cost upon the request of any person having a proprietary or tenancy interest in the property provided.

Section 3.2 ENFORCEMENT

ARTICLE IV APPEALS

4.1 CREATING AND MEMBERSHIP

4.1.1 ESTABLISHMENT: There is hereby established a Board of Appeals in accordance with Act 364 of the Public Acts of 1948, as amended. The Board of Appeals shall consist of three (3) members, the first member of which shall be the Chairman of the Township Planning Commission, for this term of office; the second member shall be a member of the Township Board, appointed by the
Section 4.2 RULES OF PROCEDURE: The Board shall adopt its own rules of procedure as it may be necessary to conduct its meetings fairly and to protect the individual rights of the members. The Board shall decide its calendar and its absence, an acting chairman.

4.2.5 COUNSEL: The Township Attorney shall act as legal counsel for the Board and shall be present at all meetings upon request by the Board.

4.2.6 HEARINGS: When a notice of appeal specifying the ground for the appeal has been filed in accordance with the rules of the Board of Appeals, the Secretary shall immediately issue the said notice to the applicant and the Town Board within five (5) days of the mailing of the notice. The Board shall not declare any meeting, or part of any meeting, a study meeting except under the following circumstances:

(a) Where the applicant or the Zoning Administrator requests a study meeting;
(b) Where the conditions of the permit are so general or recurrent in nature as to make the enforcement of the regulations impracticable;
(c) Where such variation is necessary for the preservation of public welfare; or
(d) Where such variance conditions shall not have resulted from any act of the applicant to take any action or to cause a change in the basic uses permitted in the district except for the purposes stated in the appeal.

4.2.7 DECISIONS: The Board shall return a decision upon each appeal on or before the date specified in the notice of appeal. Any order, requirement, decision, or determination of the Board shall be made known to the parties in writing with the parties concerned. Any decision of the Board shall be based upon the record of the proceedings of the Board hearing, and all records of the Board's action shall be taken and preserved in such a way as to carry out the intent and purpose of this Ordinance. The granting of a special exception shall in no way diminish the rights of any other property. The Board finds adequate evidence that the proposed location of the Building shall not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located. It is not where the specific conditions relating to the property are to be general or recurrent in nature as to make the presentation of a general regulation for such conditions reasonably practical.

4.2.8 APPEALS: Appeals to the Board may be made by any person aggrieved thereby, or by any officer of the Township.

4.2.9 APPEALS: Appeals to the Board may be made by any person aggrieved thereby, or by any officer of the Township.

Section 4.4 DUTIES AND POWERS

4.4.1 APPEALS: Appeals to the Zoning Administrator shall be made in accordance with the provisions of this Ordinance. The granting of a special exception shall in no way diminish the rights of any other property. The Board finds adequate evidence that the proposed location of the Building shall not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located. It is not where the specific conditions relating to the property are to be general or recurrent in nature as to make the presentation of a general regulation for such conditions reasonably practical.

4.4.2 INTERPRETATION: The Board shall have the power to

1) Interpret, upon request, the provisions of this Ordinance as to any matter not specifically mentioned as part of the use regulation of any zoning district or to conform to a compatible permitted or prohibited use, in accordance with the purpose and intent of each district.

4.4.3 VARIANCES: The Board shall have the power to

1) Determine the existence of a substantial hardship existing in the character of the district and the intent and purposes of this Ordinance. The granting of a special exception shall in no way diminish the rights of any other property. The Board finds adequate evidence that the proposed location of the Building shall not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.

2) Determine the existence of a substantial hardship existing in the character of the district and the intent and purposes of this Ordinance. The granting of a special exception shall in no way diminish the rights of any other property. The Board finds adequate evidence that the proposed location of the Building shall not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.
Section 5.1.2 ZONING DISTRICTS MAP: The boundaries of these districts shall be construed as following such Township boundary lines. shall be construed to be such boundaries. The Board may authorize the conversion of existing single-family dwellings in sufficient size to meet the minimum area requirements as provided for two-family dwellings in this Ordinance, and it can be demonstrated to the satisfaction of the Board that such an expansion capacity is in close proximity for satisfaction of this particular housing demand, and that adequate off-street parking space can be provided in accordance with standards stated in Article VII, Section 7.3.

c) The Board may authorize a reduction, modification, or waiver of any of the off-street parking or off-street loading regulations in Article VII, Sections 7.1 and 7.2 when it can be demonstrated that circumstances of extreme practical difficulty exist that would unquestionably result in hardship to the applicant when a literal interpretation of the regulation is required. Hardship shall not be deemed economic, but shall be evaluated and area of lot that can be covered by each structure.

Section 4.6 BOND FOR COMPLIANCE

4.6.1 BOND AUTHORIZED: In authorizing any variance, or the granting of any building permit or the issuance of any Zoning Permit, the Board of Appeals shall require a bond of not less than one (1) in the amount specified in Article VII, Section 7.3, and one (1) in the Township Clerk’s office, or treasurer’s office, for an indefinite period. This district includes existing low density development of residential properties of a semi-rural character and which map with all explanatory matter thereon is hereby entitled, Zoning District Map of the Charter Township of Bath, Clinton County, Michigan which accompanies this Ordinance, as specified in Article VII, Section 7.3. with the principal building. Accessory uses shall include the structures which have been generally accepted as reasonably specified for which the Zone District has been established. This district includes existing low density one-family properties as well as areas within which such development appears both likely and desirable.

ARTICLE V ZONING DISTRICTS, MAP AND SCHEDULE OF REQUIREMENTS

Section 5.1 GENERAL PROVISIONS

5.1.1 DISTRICTS ESTABLISHED: For the purposes of this Ordinance, the Bath Charter Township is hereby divided into the following districts:

1. One-Family Rural Residential
2. One Family Low Density Residential
3. One Family Medium Density Residential
4. Multiple Family Residential
5. Office and Administrative
6. Local Business
7. Highway Service
8. Planned Shopping Center
9. Limited Industrial
10. Heavy Industrial
11. Agricultural

5.1.2 ZONING DISTRICTS MAP: The boundaries of these districts are hereby defined and established as shown on a map entitled, Zoning District Map of the Charter Township of Bath, Clinton County, Michigan which accompanies this Ordinance, and which map with all explanatory matter thereon is hereby entitled, Zoning District Map of the Charter Township of Bath Zoning Ordinance adopted this 14th day of February, 1971.

In accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on official Zoning Map, such as a road, a body of water, shall be construed as following such Township boundary lines, or part thereof, shall hereafter be erected, moved, reconstructed, or altered, and no new use or change in use shall be made unless in conformity with the provisions of this Ordinance and with the regulations specified for the zone district in which it is located.

The regulations applying to each district include specific limitations on the uses of land and structure, height and bulk of structures, density of population, lot area, yard dimensions, and use area.

The Board of Appeals shall have the power to classify a use which is not specifically mentioned along with a comparable permitted or conditional use and to state the purpose of classifying such use, and area of lot that can be covered by each structure.

This Ordinance is entitled, Off Street Parking and Loading Regulations.

5.1.5 ZONING OF VACATED AREAS: Whenever any street, alley or other public way within the Township shall have been vacated by official public action, and when the lands within the vacated area have been conveyed to and become a part of the Township, such land, street, alley or public way, such lands formerly within such vacated areas, and all public uses commonly enjoyed within the same, shall be subject to the provisions of Article VI, "Supplementary Regulations," and Article VII, "Off Street Parking and Loading Regulations." The following uses of land and structures shall be permitted, provided they are not shown on the official Zoning Map, if no distance is given, such dimension shall be determined by the use of the scale shown on the official Zoning Map.

5.1.4 SCOPE OF REGULATIONS: No building or structure, or part thereof, shall hereafter be erected, moved, reconstructed, or altered, and no new use or change in use shall be made unless in conformity with the provisions of this Ordinance, and with the regulations specified for the zone district in which it is located.

The regulations applying to each district include specific limitations on the uses of land and structure, height and bulk of structures, density of population, lot area, yard dimensions, and use area.

The Board of Appeals shall have the power to classify a use which is not specifically mentioned along with a comparable permitted or conditional use and to state the purpose of classifying such use, and area of lot that can be covered by each structure.

This Ordinance is entitled, Off Street Parking and Loading Regulations.

5.1.7 CATEGORIES WITHIN ZONE DISTRICTS: In order to assure all possible benefits and protection for the Zone Districts in this Ordinance, the land uses have been classified into three (3) categories:

1. Uses permitted by RIGHT. The primary uses and structures specified for which the Zone District has been established.
2. Uses permitted under SPECIAL CONDITIONS. Uses and structures, compatible with the primary uses and structures permitted within the Zone District but subject to the special conditions specified within the Zone District.
3. Uses permitted by SPECIAL USE PERMIT. Uses and structures which have been generally accepted as reasonably specified for which the Zone District has been established, but could present potential environmental and other impacts within the Zone District and, therefore, require special consideration in relation to the welfare of adjacent properties and to the community as a whole. All such uses proposed shall be subject to a public hearing following review by the Township Planning Commission. Refer to Article VIII.

Section 5.3.2-3 A-1 Districts—One-Family Rural Residential

5.2.1 INTENT AND PURPOSE: This section establishes the R-1A One-Family Rural Residential District to encourage the development of residential properties of a semi-rural character within areas of the Township presently without public water and sewage services and likely to remain without such services for an indefinite period. This district includes existing low density one-family properties as well as areas within which such development appears both likely and desirable.

5.2.2 USES PERMITTED BY RIGHT:

1. One-Family Dwelling.
2. Customary Accessory Uses and Buildings Provided, such uses and buildings are incidental to the principal use and do not include any activity conducted in any accessory building or such structure and are located as one (1) in the Township Clerk’s office, or treasurer’s office, for an indefinite period. This district includes existing low density one-family properties as well as areas within which such development appears both likely and desirable.

5.2.3 USES PERMITTED UNDER SPECIAL CONDITIONS: The following uses of land and structures shall be permitted, subject to the conditions hereinafter imposed for each use.
Bath Charter Township Ordinance No. 13

1) Temporary Buildings: For uses incidental to construction work, temporary buildings shall be erected, completion or abandonment of the construction work or within the period of one (1) year, whichever is the lesser time period.

2) Right-of-Way: Including all necessary drainage, utility and sanitary conduits, streets, sidewalks, crosswalks, bus lanes, etc.

3) Golf Courses and Country Clubs: Other than golf driving ranges, and miniature golf courses, subject to the following conditions:
   a) The site area shall be 50 (50) acres or more and be so designed as to provide believed and agreeable direct and line of sight to the course from a major thoroughfare, as classified on the Comprehensive Development Plan of Bath Charter Township.
   b) All lighting shall be shielded to reduce glare and shall be so arranged and maintained as to direct the light away from all suitable landing areas which adjoin the course.
   c) Commercial/public or private, subject to the following conditions:
      i) The area shall be a minimum of 50 (50) acres and shall be so designed as to provide ingress and egress directly to major highways.
      ii) The course shall be a major thoroughfare, as classified on the Comprehensive Development Plan of Bath Charter Township.
      iii) All principal or accessory buildings and parking areas shall be so located as to minimize any possible adverse effects upon adjacent property; all principal or accessory buildings and parking areas shall be no less than 50 (50) feet from any property line of abutting residentially zoned land.
   d) The minimum number of off-street parking spaces shall be provided as required in Article VII, Section 5.1, including additional spaces which may be required for each such use, such as a restaurant or bar.
   e) Whenever a swimming pool to be provided, said pool shall be located at least one hundred (100) feet from any street or any street property line. A protective fence six (6) feet in height, and entry shall be by means of a controllable gate.

4) Customary Agricultural Operations: Including general farming, truck farming, fruit orchards, nurseries, greenhouses, and small farm buildings, but subject to the following restrictions:
   a) No storage of manure or odor or dust producing materials shall be permitted within one hundred (100) feet of any adjoining lot line.
   b) A minimum of two (2) acres shall be provided for one (1) horse or pony may be kept for each one (1) acre by which the minimum size of lot permitted by land use, the maximum density permitted, and providing minimum yard setback requirements.
   c) Development features shall be located at the principal and accessory buildings and parking areas, and shall be so located as to minimize any possible adverse effects upon adjacent property; all principal or accessory buildings and parking areas shall be no less than 100 (100) feet from any property line of abutting residentially zoned land.
   d) No or no principal or accessory building shall be closer than fifty (50) feet from any existing residentially zoned property line.
   e) Customary Agricultural Operations: Including general farming, truck farming, fruit orchards, nurseries, greenhouses, and small farm buildings, but subject to the following restrictions:
      i) No storage of manure or odor or dust producing materials shall be permitted within one hundred (100) feet of any adjoining lot line.
      ii) A minimum of two (2) acres shall be provided for one (1) horse or pony may be kept for each one (1) acre by which the minimum size of lot permitted by land use, the maximum density permitted, and providing minimum yard setback requirements.
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         ii) A minimum of two (2) acres shall be provided for one (1) horse or pony may be kept for each one (1) acre by which the minimum size of lot permitted by land use, the maximum density permitted, and providing minimum yard setback requirements.
         iii) Development features shall be located at the principal and accessory buildings and parking areas, and shall be so located as to minimize any possible adverse effects upon adjacent property; all principal or accessory buildings and parking areas shall be no less than 100 (100) feet from any property line of abutting residentially zoned land.

5.2 AREA AND BULK REQUIREMENTS: See Section 5.15 "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size of lot permitted by land use, the maximum density permitted, and providing minimum yard setback requirements.

5.3 INTENT AND PURPOSE: The only essential difference between R-1A and R-1B Districts is that a higher density of population will be permitted through allowing one-family dwelling units, multifamily housing, and row houses, or other group housing facilities similar in character and density, providing a greater choice in living environments for Township residents.

5.3.2 USES PERMITTED: All uses permitted, whether by "RIGHT" or "UNDER SPECIAL CONDITIONS," in the R-1A Districts, except Section 5.3.3 Customary Agricultural Operations, subject to all the restrictions specified therefor.

5.3.3 USES PERMITTED UNDER SPECIAL USE PERMIT: The following uses of land and structures may be permitted by the application for the issuance of a special use permit when specified procedures and requirements, as outlined in the Article and Sections cited, are complied with:
   a) All Uses Permitted in R-1A Districts: Subject to all the restrictions specified therefor.
   b) Private Noncommercial Recreation Areas: Private, non-profit swimming pools, community recreation centers, or other noncommercial recreation activities.

5.4 AREA AND BULK REQUIREMENTS: See Section 5.15 "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size of lot permitted by land use, the maximum density permitted, and providing minimum yard setback requirements.

5.4.1 INTENT AND PURPOSE: The intent of this district is to provide for a diverse residential environment whereby both single-family and two-family dwellings can be accommodated side by side, it provides for a mixture of these two housing types and thereby offers a greater choice in living environments for Township residents. The District also includes areas within the Township which presently have, or will have within a reasonable future period, public water and sewer facilities.

5.4.2 USES PERMITTED: All uses permitted by "RIGHT," "UNDER SPECIAL CONDITIONS," or by "SPECIAL USE PERMIT" in the R-1A District, subject to all the restrictions specified therefor.

5.5.1 INTENT AND PURPOSE: This district is intended to provide for a diverse residential environment whereby both single-family and two-family dwellings can be accommodated side by side, it provides for a mixture of these two housing types and thereby offers a greater choice in living environments for Township residents. The District also includes areas within the Township which presently have, or will have within a reasonable future period, public water and sewer facilities.

5.5.2 USES PERMITTED: All uses permitted by "RIGHT," "UNDER SPECIAL CONDITIONS," or by "SPECIAL USE PERMIT" in the R-1B District, subject to all the restrictions specified therefor.

5.5.3 USES PERMITTED UNDER SPECIAL CONDITIONS: The following uses of land and structures shall be permitted, subject to the conditions hereinafter imposed for each use:
   a) All uses permitted under special conditions in the R-1D Residential District, subject to all the restrictions specified therefor.
   b) Lodging Houses: PROVIDED, that not more than four (4) nontransient persons are accommodated in one (1) building and that said dwelling is occupied by a resident family.
   c) Sensitive Business: PROVIDED, that not more than four (4) nontransient persons are accommodated for the serving of meals.
   d) Institutions for Human Care including hospitals, clinics, sanitariums, nursing or convalescent homes, homes for the aged, philanthropic and charitable Institutions, PROVIDED, that all of the requirements specified in Article VII, Section 5.1 are met.
6) Religious Institutions: including churches, synagogues, parochial schools, and similar uses, shall be permitted within the R-1D residential district, PROVIDED, that all of the requirements specified in Article VII, Section 5.2, 5.3, and 5.5 are met.

7) Educational and Social Institutions: including public or private elementary and secondary schools, institutions for higher education, museums, zoos, and similar uses, shall be permitted within the R-1D residential district, PROVIDED, that all of the requirements specified in Article VII, Sections 5.2, 5.3, and 5.5 are met.

5.4 USES PERMITTED BY SPECIAL USE PERMIT: The following uses of land and structures may be permitted by the application and granting of a special use permit when specified procedures and requirements, as outlined in the Article and Sections cited, are complied with:

a) Uses permitted by special use permit in the R-1D Residential District subject to all the restrictions specified therein, which include but are not limited to the requirements outlined in Article V, Section 6.2.1.

b) Day Nurseries Not including day nurseries.

c) Funeral Homes and Mortuaries: PROVIDED, that the conduct of all aspects of activities shall be as herein stated, and the premises shall be within the principal building and not in an accessory building.

d) Mobile Home Park Developments: Refer to Article VIII, Section 7.2.

e) Group Housing Development: Including those types of residential housing customarily known as garden apartments, terraced townhouses, row housing units, and other housing structures of similar character, PROVIDED, that a site plan of the group development is submitted to and approved by the Planning Commission; that the proposed project is served by public or semi-public water supply, sanitary sewer and storm sewer systems; and that all of the conditions specified in Group Housing Site Development Requirements, are met.

f) Group Housing Site Development Requirements: Two (2) or more residential buildings of similar or different character may be located upon one (1) lot of land provided that a site plan is submitted to and approved by the Township Board and which meet the group housing site development requirements have been complied with:

1) Minimum Site Area: No group housing development shall be located with a group housing site area of less than two (2) acres.

2) Minimum Lot Area: No group housing development shall be established on a lot or parcel having a width less than one hundred (100) feet, PROVIDED, however, that for group housing the average lot area per family or dwelling unit shall not be less than twenty-five (25) hundred (2,500) square feet.

3) Setback Requirements: Shall not be less than thirty-five (35) per cent (35%) of the net area within property lines within a group residential site in which group housing site development buildings, shall be covered by:

a) Yards and Open Spaces

1) Between Buildings: The minimum horizontal distance between buildings (front to front, rear to rear, or front to rear) shall be fifty (50) feet for buildings one (1) story in height. This distance shall be increased by no less than five (5) feet for every story added. The minimum distance between buildings may be decreased by as much as ten (10) feet toward one (1) end if it is increased by a similar distance at the other end and reasonable requirements are permitted by the Township Planning Commission to accommodate plans which are not conventional in their character or in their relations to other buildings.

2) Between Ends of Buildings: The horizontal distance between ends of buildings shall be twenty-five (25) feet or more for one (1) or two (2) story buildings. These distances shall be increased by not less than five (5) feet for every story added.

b) Yards

1) Front Yards: Shall be not less than fifteen (15) feet in depth. Yards shall not be deemed excluding frontage uses.

2) Yard Dimensions: For buildings up to thirty-five (35) feet in height, street side yard shall be not less than twenty-five (25) feet or more for street side yards. For buildings over thirty-five (35) feet in height, yard shall be twenty-five (25) feet to an interedral property line. For each one (1) story added to the building height thirty (30) feet, one (1) foot shall be added to required front, side, and rear yards.

3) Other Dimensions: No dwelling unit in a group housing development shall be closer to a street or private access drive than twenty-five (25) feet; or shall be further from a street or private access drive than one hundred (100) feet.

4) Useable Open Space: A minimum usable open space area of one hundred (100) square feet per dwelling unit shall be provided within group housing developments. Such open space shall be provided at one hundred (100) square feet per dwelling unit shall be provided within group housing developments. Such open space shall be provided at one hundred (100) square feet per dwelling unit and providing minimum requirements of one hundred (100) square feet per dwelling unit and providing minimum requirements of one hundred (100) square feet per dwelling unit shall be used to accommodate the principal group housing development. Such open space area shall be provided shall have a minimum utility area of twelve (12) square feet for each dwelling unit, and the area shall be unobstructed to the sky and shall not be devoted to service driveways, off-street parking or loading spaces, but shall be usable for greenery, drying yards, recreational space, and other similar uses not normally carried on in dwellings.

5) Signs: Shall be in accordance with requirements specified in Article VII, Section 6.2.2.

6) Other Uses: Private streets or private access drives may be permitted within group housing developments, PROVIDED, that all of the minimum requirements are met.

7) All streets, roadways, or private access drives shall be paved to a minimum width of twenty (20) feet when parking is prohibited, and the remainder of the roadway shall be paved or maintained by the Planning Commission based upon the particular density and building relationship of the proposed group housing development.

8) All streets, roadways, or access drives shall have a minimum radius of fifty (50) feet shall be placed along all such boundary lines. Such parking and loading shall be provided as specified in Article VIII, Section 7.1 and 7.2 PROVIDED, that parking and loading requirements shall be satisfied within the rear or side yard areas. Wherever a side or rear yard is used for parking and drops a residential district, an amenity side of space or where at least forty (40) feet high shall be placed along all such boundary lines. Such parking area shall not extend into the normal set-back areas of the adjoining use district.

9) Landscape: The front yard area and any side yard area not used for parking or driveway space shall be planted and maintained in accordance with a suitable landscape design.

10) Signs: Signs identifying any of the permitted uses in this district shall be in accordance with requirements specified in Article VII, Section 6.2.1.

5.5 AREA AND BULK REQUIREMENTS: See Section 5.15 "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size of lot permitted by land use and providing minimum lot setback requirements.

5.5.3 AREAS OF GROUP HOUSING: The following uses shall be permitted only within a permanent, fully enclosed building:

a) Institutional Uses: Subject to all the restrictions specified, subject to the conditions hereinafter imposed for each use:

1) Educational Uses: Including general or professional educational purposes, and conformity to requirements, as outlined in the Article and Sections cited, are complied with:

- Any educational use for educational purposes shall not be conducted at a location more than twenty-five (25) feet high shall be placed along all such boundary lines. Such parking and loading shall be provided as specified in Article VIII, Section 7.1 and 7.2 PROVIDED, that parking and loading requirements shall be satisfied within the rear or side yard areas. Wherever a side or rear yard is used for parking and drops a residential district, an amenity side of space or where at least forty (40) feet high shall be placed along all such boundary lines. Such parking area shall not extend into the normal set-back areas of the adjoining use district.

- Landscape: The front yard area and any side yard area not used for parking or driveway space shall be planted and maintained in accordance with a suitable landscape design.

- Signs: Signs identifying any of the permitted uses in this district shall be in accordance with requirements specified in Article VII, Section 6.2.1.

- Other Uses: Private streets or private access drives may be permitted within group housing developments, PROVIDED, that all of the minimum requirements are met.

- All streets, roadways, or private access drives shall be paved to a minimum width of twenty (20) feet when parking is prohibited, and the remainder of the roadway shall be paved or maintained by the Planning Commission based upon the particular density and building relationship of the proposed group housing development.

- All streets, roadways, or access drives shall have a minimum radius of fifty (50) feet shall be placed along all such boundary lines. Such parking and loading shall be provided as specified in Article VIII, Section 7.1 and 7.2 PROVIDED, that parking and loading requirements shall be satisfied within the rear or side yard areas. Wherever a side or rear yard is used for parking and drops a residential district, an amenity side of space or where at least forty (40) feet high shall be placed along all such boundary lines. Such parking area shall not extend into the normal set-back areas of the adjoining use district.

- Landscape: The front yard area and any side yard area not used for parking or driveway space shall be planted and maintained in accordance with a suitable landscape design.

- Signs: Signs identifying any of the permitted uses in this district shall be in accordance with requirements specified in Article VII, Section 6.2.1.

- Other Uses: Private streets or private access drives may be permitted within group housing developments, PROVIDED, that all of the minimum requirements are met.

- All streets, roadways, or private access drives shall be paved to a minimum width of twenty (20) feet when parking is prohibited, and the remainder of the roadway shall be paved or maintained by the Planning Commission based upon the particular density and building relationship of the proposed group housing development.

- All streets, roadways, or access drives shall have a minimum radius of fifty (50) feet shall be placed along all such boundary lines. Such parking and loading shall be provided as specified in Article VIII, Section 7.1 and 7.2 PROVIDED, that parking and loading requirements shall be satisfied within the rear or side yard areas. Wherever a side or rear yard is used for parking and drops a residential district, an amenity side of space or where at least forty (40) feet high shall be placed along all such boundary lines. Such parking area shall not extend into the normal set-back areas of the adjoining use district.

- Landscape: The front yard area and any side yard area not used for parking or driveway space shall be planted and maintained in accordance with a suitable landscape design.

- Signs: Signs identifying any of the permitted uses in this district shall be in accordance with requirements specified in Article VII, Section 6.2.1.

- Other Uses: Private streets or private access drives may be permitted within group housing developments, PROVIDED, that all of the minimum requirements are met.
be as-called "drive-in" facilities and that no dancing or entertain-
ment shall be permitted.
2. Public Buildings: Such as post offices, libraries, or
already public office buildings.
3. Temporary Outdoor Uses: Such as sidewalk sales dis-
played, or non-truck sales for vacation, incidental, or casual uses.
Such activities may be permitted on a temporary basis without a
public hearing by the Board of Appeals, PROVIDED, that such permits shall not be issued for more than a fifty (50) days in any one
(1) year and that conditions cited in Article IV, Section 4.4,
4. For and Dry Cleaning Establishments: PROVIDED that
no more than twenty-five (25) percent of the premises be
served by a drive-in, and that all dry cleaning is limited to that material and clothing picked up over the course of said parcels.

5.4.4 USES PERMITTED BY SPECIAL USE PERMIT: The following uses may be permitted after the provisions of Article VIII of this Ordinance.
1) Servicing and repair of motor vehicles, trailers, and boats, PROVIDED that no more than two (2) of said vehicles be stored on
the premises at any one (1) time, pending repairs. This shall not
be construed, however, to indicate the storage of used farm
implements and similar items.
2) Manufacturing and processing establishments selling their entire output at retail on the premises, PROVIDED that, no more
than five (5) persons shall be employed at any one (1) time in the
publication, repair and other processing of goods.
3) Veterinary hospitals, clinics, and laboratories.
4) Advertising structures: As provided in Article VI, Section 6.2.
5) Secondhand stores.
6) Trespasser lockers for retail business.
7) Service, repair, or maintenance of household equipment, servicing
laundries, and similar establishments, providing at least one
half (1/2) of the business done originates on the premises.
8) Open air business uses, such as retail sales of plant material
not grown on the site, site of lawn furniture, play-
ground equipment, and garden supplies.
9) Miniature golf, trampoline, or similar public amusement.
10) Drive-in theaters, PROVIDED the site development re-
quirements of Article VIII, Section 5.2(a), are met.
11) Public Buildings, and Public Service Installations: PROVIDED that the conditions and requirements as set forth in
Section 6.2 are met.
5.5 SITE DEVELOPMENT REQUIREMENTS:
1) General: Parking: On-street parking and loading and unloading spaces shall be provided in accordance with the re-
quirements specified in Article seventh, Section 7.1 and 7.2. All park-
ing and loading requirements shall be satisfied within fifty (50)
feet of a street line. Whenever a side or rear yard is used for
parking, a residential fence, a solid fence or wall at least four
(4) feet high shall be placed along said rear line.
2) Signs: Which may be permitted to an activity occurring on the
premises, subject to the limitations in Article VI, Section 6.2.
5.6 AREA AND BULK REQUIREMENTS: See Section 5.5,
"Schedule of Regulations" limits the height and bulk of buildings.
To permit a wide variety of business enterprises which cannot
be conducted so that a joint, functional parking facility can be created; otherwise parking shall be provided at the side or rear yards. When said parking
areas abut a street or residential lot, parking facilities shall be
screened by an obscuring fence or wall at least four (4) feet in
height and shall be appropriately painted and landscaped, subject
2) Servicing and repair of motor vehicles, trailers, and boats, PROVIDED that no more than two (2) of said vehicles be stored on
the premises at any one (1) time, pending repairs. This shall not
be construed, however, to indicate the storage of used farm
implements and similar items.
2) Manufacturing and processing establishments selling their entire output at retail on the premises, PROVIDED that, no more
than five (5) persons shall be employed at any one (1) time in the
publication, repair and other processing of goods.
3) Veterinary hospitals, clinics, and laboratories.
4) Advertising structures: As provided in Article VI, Section 6.2.
5) Secondhand stores.
6) Trespasser lockers for retail business.
7) Service, repair, or maintenance of household equipment, servicing
laundries, and similar establishments, providing at least one
half (1/2) of the business done originates on the premises.
8) Open air business uses, such as retail sales of plant material
not grown on the site, site of lawn furniture, play-
ground equipment, and garden supplies.
9) Miniature golf, trampoline, or similar public amusement.
10) Drive-in theaters, PROVIDED the site development re-
quirements of Article VIII, Section 5.2(a), are met.
11) Public Buildings, and Public Service Installations: PROVIDED that the conditions and requirements as set forth in
Section 6.2 are met.
5.5 SITE DEVELOPMENT REQUIREMENTS:
1) General: Parking: On-street parking and loading and unloading spaces shall be provided in accordance with the re-
quirements specified in Article seventh, Section 7.1 and 7.2. All park-
ing and loading requirements shall be satisfied within fifty (50)
feet of a street line. Whenever a side or rear yard is used for
parking, a residential fence, a solid fence or wall at least four
(4) feet high shall be placed along said rear line.
2) Signs: Which may be permitted to an activity occurring on the
premises, subject to the limitations in Article VI, Section 6.2.
5.6 AREA AND BULK REQUIREMENTS: See Section 5.5,
"Schedule of Regulations" limits the height and bulk of buildings.
To permit a wide variety of business enterprises which cannot
be conducted so that a joint, functional parking facility can be created; otherwise parking shall be provided at the side or rear yards. When said parking
areas abut a street or residential lot, parking facilities shall be
screened by an obscuring fence or wall at least four (4) feet in
height and shall be appropriately painted and landscaped, subject

development proposal under this Section, the Planning Commission may require that a bend of ample size be furnished by the owner or lessee to insure compliance with the requirements, specification, and conditions imposed by the approval of a site plan.

5.16.4 USES PERMITTED: All of the following uses permitted shall be conducted wholly in a permanently, fully enclosed building except as otherwise specified herein and except utility structures not unsightly to the eye:

1) Retail Establishments: Selling principally (ninety percent (90%) of the gross area of district and that portion of the highway service district shall not exceed the level of ordinary conversation density permitted and providing minimum yard setback requirements.

2) Swimming pools and other outdoor recreational uses, to be erected to prevent headlight glare from shining into the dwelling home or other transient tourist facility.

3) General Use Requirements: Noise emanating from a use shall not exceed the level of ordinary conversation density permitted and providing minimum yard setback requirements.

4) Signs: Signs identifying any of the permitted uses within this district shall be in accordance with the requirements specified in Article VI, Section 5.2.

5) Off-street Parking and Loading Requirements: Off-street parking and loading areas shall be provided and maintained in accordance with the requirements stated in Article VI, Sections 5.1 and 7.5, and in addition, shall conform to the following locational criteria:

6) Storage of Refuge: All spaces required for the accommodation and off-loading of garbage, trash, scrap, waste, and empty containers shall be in or on an improved waste receptacle.

5.16.5 AWARD AND FAILURE REQUIREMENTS: See Section 5.15 “Schedule of Requirements” limiting the height and bulk of buildings, the minimum size of lot permitted by land use, the maximum density permitted and providing minimum yard setback requirements.

Section 5.11 B-4 Districts: PLANNED SHOPPING CENTER

11.1 INTENT AND PURPOSE: It is the intent of these district regulations to provide for and encourage the development of planned shopping centers to provide for the proper handling of traffic on the highway, frontage road, or other major thoroughfare. To permit adequate ingress and egress to the proposed business and to avoid and minimize undue traffic congestion and pollution to the community welfare.

12.1 REVIEW PROCEDURE: The owner or owners of a tract of land which comprises five (5) acres or more may submit to the Planning Commission a request for an amendment to the Official Zoning Map which would establish a Planned Shopping Center District. The site requested shall be located on a major arterial way. To permit adequate ingress and egress and to avoid undue traffic congestion and pollution.

5.16.6 SITE DEVELOPMENT REQUIREMENTS:

1) Motor Vehicle Access: All site plan proposals submitted such as the location of the shopping center district shall provide for the proper handling of traffic on the highway, frontage road, or other major thoroughfare.

3) Transit Strip: There shall be included in addition to the integral part of any site development within a Shopping Center District, a strip of land fifty (50) feet or more in width on all the street and the locution of walls, landscaped areas, terraces, and other open space areas.

2) Transition Strip: There shall be included in addition to and as an integral part of any site development within the shopping center district, a strip of land fifty (50) feet or more in width on all sides of the highway service district which abuts a residential or business use. Such strip shall be included in the planning of the proposed strip of land.

3) A traffic survey prepared by qualified experts illustrating the impact of proposed center on the traffic conditions of the area and also indicating the anticipated points of origin, direction, and stopping of the proposed center.

4) A list of proposed uses to be included in the proposed center, with the areas of each to be devoted to such uses.


6) The Planning Commission shall review the evidence and supporting data, outlined above and shall hold a public hearing thereon in accordance with the provisions set forth in Article 14 of Act 184, Public Acts of 1943, as amended, relating to zoning amendment procedures, shall be followed in
5.11.4 USES PERMITTED: The following uses of land and structures shall be permitted:

1) All uses permitted by "EIGHTY," under "SPECIAL CONDITIONS," or by "SPECIAL USE PERMIT" in the B-2 General District, PROVIDED that the conditions and requirements imposed for such use are adhered to.

5.11.5 SITE DEVELOPMENT REQUIREMENTS:

1) Types of Structures: All permitted activities shall be contained entirely within a wholly enclosed building, except as noted in the following:
   a) Exceptional, temporary, emergency, or humanitarian needs.
   b) Exceptional applicant's request.

2) The loading and unloading of commercial vehicles, which must be directly into or off of any floor space assigned to the shopping center.

3) Temporary exhibitions and special event activities, PROVIDED they are conducted in spaces designated for such purpose and the operations, of a nature normally conducted out-of-doors, PROVIDED they are conducted in a manner that they may not be conducted for profit.

4) Recreational facilities, incidental to the center's principal operations, of a nature normally conducted out-of-doors, PROVIDED there may be no admission charge.

5) Gondola service stations, PROVIDED they conform to the site, drainage, and requirements of Article VI, Section 2.2.

6) Parking Areas and Circulation: All automobile parking areas shall be surrounded by circulation for motor vehicles suitable designed in accordance with the following requirements:
   a) Notwithstanding the parking space requirements specified in Articles VII, VIII, IX, there shall be provided four (4) square feet of parking space for every square foot of gross floor area of any building space devoted to retail sales and/or services. For the purpose of this provision, parking area shall be deemed to include only actual parking spaces and necessary appurtenant driveways and vehicular access to the shopping center property.
   b) Any individual parking space in the center shall be accessible by clearly demarcated walkways from the shopping area. Such walkways shall not intersect with a vehicular street as compared to ones.
   c) A traffic island, pedestrian, and truck traffic shall be segregated to the fullest possible extent.
   d) External Access: Access to the shopping center shall be provided by at least one (1) direct access from a major thoroughfare. Further, the owner or developers of the center shall, to the complete satisfaction of the Planning Commission, that all access points to an external thoroughfare or street shall be fully capable of accommodating the maximum hourly traffic anticipated to be generated by the center without interfering otherwise traffic on the thoroughfare or street.
   e) Storm Sewer Systems: All areas accessible to vehicles shall be drained and maintained so as to provide a permanent, durable and functional surface, and shall be upgraded and provided with adequate drainage facilities that shall be connected to the public sewer system to effectively carried away from the site.
   f) Surface improvements: All areas accessible to vehicles shall be paved and maintained so as to provide a permanent, durable and functional surface, shall be located closer to any property line of the center than a distance equal to twice its height.
   g) Signs: All signs within the center shall conform to the provisions of Section 5.12 of the B-4 District, as specified in Article VI, Section 2.2.5. (b) "Signs." All outdoor lighting shall be accomplished in such a manner that no illumination sources are visible outside the shopping center property lines.

7) Gradual closing: All Planned Shopping Center Districts when located in or adjacent to an Agricultural District, a Residential District or when adjacent to a residential district or other public institution shall include as an integral part of the site development a strip of at least two hundred (200) feet in width on all sides except the side facing a major thoroughfare. No part of such land may be used for any purpose except for such general park functions, except that up to one hundred (100) feet of the strip width on the interior side may be used as part of the parking area. Except for the part that may be occupied by parking space, the site shall be occupied by plant materials or structural fences and walls, used exclusively or in combination, The plans and specifications for shopping center development shall include the proposed arrangement of such plantings and structures, and such proposals shall be subject to the approval of the Planning Commission.

5.11.6 AREA AND BULK REQUIREMENTS: See Section 5.15, "Specified Regulations." The maximum size of lot permitted by land use, the maximum density permitted and providing minimum yard setback requirements.

Section 5.19 M-1 Districts LIMITED INDUSTRIAL

5.11.7 INTENT AND PURPOSE: This district is intended to accommodate those industrial uses, storage, and related activities that generate a minimum of noise, glare, odors, dust, vibration, air pollution, fire and other safety hazards, and other potentially harmful or nuisance characteristics. It is designed to accommodate wholesale, warehouse, and intermediate storage facilities where whose operational and physical characteristics do not detrimentally affect any of the surrounding activities. The M-1 Districts are established to permit the manufacturing,compounding, processing, packaging, assembling and/or treatment of finished or semifinished products produced from previously processed materials, as may be necessary to as being incompatible with the primary uses permitted.

5.12.1 REVIEW PROCEDURE: Before a building permit for use within this district shall be issued, the owners or lessees shall submit the following material to the Zoning Administrator for review and approval:

1) A site plan of the property showing the location of all present and proposed buildings, driveways, parking areas, waste disposal fields, landscaping, plant materials, screening fences or walls, and other construction facilities for the purpose of this proposal.

2) A description of the operations proposed to be carried out in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire or other safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation.

3) Engineering and Architectural Plans for:
   a) The treatment and disposal of sewage and industrial waste or unusable products.
   b) The proposed handling of any excess traffic congestion, noise, glare, air pollution, water pollution, fire or other safety hazards.
   c) The proposed amount of traffic and the maximum number of employees on each shift.

5.12.2 USES PERMITTED: In this district, no building, structure, or land shall be used or so occupied by materials such as shall be hereafter created, structurally altered, enlarged except for the following uses:

1) Any processing, producing, clearing, testing, repair, storage, and mass production of materials, goods, freight, and other semifinished or finished products from previously processed material, PROVIDED that the requirements specified in Section 5.12.4 below are met, and PROVIDED FURTHER that no retail activity is involved.

2) Veterinary hospital.

3) Trade or industrial schools.

4) Public utility substations and buildings.

5) Rail or truck freight terminal.

6) Contractor's equipment storage not engaging in retail activities on the site.

7) Commercial freighting terminals: Provided the requirements of Sections 5.12.1 (b) are met.

8) Storage facilities for building materials, gas, gravel, stone, lumber, and contractor's equipment, PROVIDED the requirements of Section 5.12.4 (c) are met.

9) Accessory uses clearly appurtenant to the main use of the lot and customarily and commonly associated with the main use, such as:
   a) Institutional offices for management or materials control.
   b) Restaurant or cafeteria facilities for employees.
   c) Contractor's residence if situated upon a portion of the lot complying with all of the requirements of the residential district.

10) Identification signs referring to the principal activities on the premises or to the person or firm performing those activities.

11) Other uses of a similar and no more objectionable character which can meet the requirements of Sections 5.12.1, 5.12.4, and 5.12.5.

5.12.4 USE REQUIREMENTS:

1) Enclosed Screen Rooms: Activities in this district shall be carried on in completely enclosed buildings. Storage may be permitted out-of-doors, PROVIDED that such out-of-doors storage is not exceeded 500 feet of any other district, except the M-2 Heavy Industrial District, all storage shall be in completely enclosed buildings. All outdoor storage shall be effectively screened by a solid, uniformly finished wall or fence with solid entrance and exit gates, with such fence or wall shall be at least 6 feet in height, in no case shall the fence be lower than the enclosed storage.

2) Temporary exhibitions and special quasi-civic events, PROVIDED they are conducted in spaces designated for such use, and the requirements of Section 6.5.1 (3) are met.

3) Proposed number of staff to be worked and the maximum number of employees on each shift.

4) The treatment and disposal of sewage and industrial waste or unusable products.

5) The proposed handling of any excess traffic congestion, noise, glare, air pollution, water pollution, fire or other safety hazards.

6) Engineering and Architectural Plans for:
   a) The treatment and disposal of sewage and industrial waste or unusable products.
   b) The proposed handling of any excess traffic congestion, noise, glare, air pollution, water pollution, fire or other safety hazards.
   c) The proposed amount of traffic and the maximum number of employees on each shift.

7) Commercial freighting terminals: Provided the requirements of Sections 5.12.1 (b) are met.

8) Storage facilities for building materials, gas, gravel, stone, lumber, and contractor's equipment, PROVIDED the requirements of Section 5.12.4 (c) are met.

9) Accessory uses clearly appurtenant to the main use of the lot and customarily and commonly associated with the main use, such as:
   a) Institutional offices for management or materials control.
   b) Restaurant or cafeteria facilities for employees.
   c) Contractor's residence if situated upon a portion of the lot complying with all of the requirements of the residential district.

10) Identification signs referring to the principal activities on the premises or to the person or firm performing those activities.

11) Other uses of a similar and no more objectionable character which can meet the requirements of Sections 5.12.1, 5.12.4, and 5.12.5.

5.12.5 USE REQUIREMENTS:

1) Enclosed Screen Rooms: Activities in this district shall be carried on in completely enclosed buildings. Storage may be permitted out-of-doors, PROVIDED that such out-of-doors storage is not exceeded 500 feet of any other district, except the M-2 Heavy Industrial District, all storage shall be in completely enclosed buildings. All outdoor storage shall be effectively screened by a solid, uniformly finished wall or fence with solid entrance and exit gates, with such fence or wall shall be at least 6 feet in height, in no case shall the fence be lower than the enclosed storage.

2) Temporary exhibitions and special quasi-civic events, PROVIDED they are conducted in spaces designated for such use, and the requirements of Section 6.5.1 (3) are met.

3) Proposed number of staff to be worked and the maximum number of employees on each shift.

4) The treatment and disposal of sewage and industrial waste or unusable products.

5) The proposed handling of any excess traffic congestion, noise, glare, air pollution, water pollution, fire or other safety hazards.

6) Engineering and Architectural Plans for:
   a) The treatment and disposal of sewage and industrial waste or unusable products.
   b) The proposed handling of any excess traffic congestion, noise, glare, air pollution, water pollution, fire or other safety hazards.
   c) The proposed amount of traffic and the maximum number of employees on each shift.

7) Commercial freighting terminals: Provided the requirements of Sections 5.12.1 (b) are met.

8) Storage facilities for building materials, gas, gravel, stone, lumber, and contractor's equipment, PROVIDED the requirements of Section 5.12.4 (c) are met.

9) Accessory uses clearly appurtenant to the main use of the lot and customarily and commonly associated with the main use, such as:
   a) Institutional offices for management or materials control.
   b) Restaurant or cafeteria facilities for employees.
   c) Contractor's residence if situated upon a portion of the lot complying with all of the requirements of the residential district.

10) Identification signs referring to the principal activities on the premises or to the person or firm performing those activities.

11) Other uses of a similar and no more objectionable character which can meet the requirements of Sections 5.12.1, 5.12.4, and 5.12.5.
5.12 SUPPORTING EVIDENCE REQUIRED: In all instances in which the Planning Commission, Board of Appeals, or Board of Adjustment considers the ability of a proposed use to meet all the requirements specified in Article VII, Section 7.1, in addition to these requirements, sufficient parking space shall be provided to park all vehicles owned or leased by the occupant, lessee, or tenant, or to simulate cars, trucks, tractors, trailers, and similar vehicles.

5.13.3 REVIEW REQUIREMENTS: In order to implement the intent of this section, a building permit or a certificate of occupancy in these districts may be issued only under either of the following conditions:

(a) On the basis of a written statement, submitted and signed by the applicant, certifying that the proposed use will be operated in complete conformity with the performance requirements as specified in Article VII, Section 7.1, of the M-1 Limited Industrial District of this Article. Any failure of the use to conform thereby shall automatically void any occupancy permit issued therefor.

(b) On the basis of a special use permit granted under the procedures outlined in Article VII, Section 7.1. The granting of such permit shall be guided by the following considerations:

(a) If the nature of the use is such that all of the conditions specified in Section 5.13.1, items (2) through (10), Limitations of this Article cannot reasonably be complied with, the Planning Commission shall not refuse to issue the permit for the stated purpose. The applicant shall submit plans and specifications with the application that shall conform thereby shall automatically void any occupancy permit issued therefor.

(b) In order to minimize particular effects, such as those cited above, which cannot practically be eliminated in a particular case, the Commission before approving or disapproving a use permit shall consider the arrangement of the proposed use on the site, the pattern of land use and zoning in the vicinity, and pre-existing uses.

6. JUNK YARDS:

(a) Except for landscape improvements and necessary drives and walks, the front yard shall remain clear, and shall not be used for parking, loading, storage, or accessory structures. Side and rear yards, except for a strip along the lot boundary ten (10) feet in width, may be used for parking and loading but not for storage. The side or rear yard may be eliminated where a railroad service to the site is obtained at that edge of the lot. Side and rear yards shall not be closer to the lot boundary than a distance equal to twice their height. This provision shall not apply to main buildings fifteen (15) feet or less in height, nor to accessory structures, fences, or walls ten (10) feet or less in height.

(b) The site shall be a minimum of one (1) acre in size. The building area shall be no greater than the area of ground floor or walls in feet or less in height, nor to accessory structures, fences, or walls ten (10) feet or less in height.

(c) Except for landscape improvements and necessary drives and walks, the front yard shall remain clear, and shall not be used for parking, loading, storage, or accessory structures.

(d) All activities shall be confined within the fenced area. There shall be no piling of material above the height of the fence or wall, except that movable equipment used on the site may exceed the wall or fence height. No equipment, material, signs, or lighting shall be used or stored outside the fenced area.

(e) All fencing in area shall be set back at least one hundred (100) feet from any front street or property line. Such front yard setback shall be planted with trees, grass, and bushes to minimize the appearance of the installation. The spacing and type of plant materials shall be determined by the Planning Commission.

(f) No open burning shall be permitted and all industrial processes involving the use of equipment for cutting, compounding, or packaging shall be conducted within a completely enclosed building.

(g) Whenever the installation site upon property within a residential or commercial district, and when such yard areas are to be used for parking, loading, unloading, or servicing, then such side and rear yard areas shall be effectively screened by an obscuring fence, solidly finished wall or fence, except that movable equipment used on the site may exceed the wall or fence height. No equipment, material, signs, or lighting shall be used or stored outside the fenced area.

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(a) On the basis of a written statement, submitted and signed by the applicant, certifying that the proposed use will be operated in complete conformity with the performance requirements as specified in Article VII, Section 7.1, of the M-1 Limited Industrial District of this Article. Any failure of the use to conform thereby shall automatically void any occupancy permit issued therefor.

(b) On the basis of a special use permit granted under the procedures outlined in Article VII, Section 7.1. The granting of such permit shall be guided by the following considerations:

(a) If the nature of the use is such that all of the conditions specified in Section 5.13.1, items (2) through (10), Limitations of this Article cannot reasonably be complied with, the Planning Commission shall not refuse to issue the permit for the stated purpose. The applicant shall submit plans and specifications with the application that shall conform thereby shall automatically void any occupancy permit issued therefor.

(b) In order to minimize particular effects, such as those cited above, which cannot practically be eliminated in a particular case, the Commission before approving or disapproving a use permit shall consider the arrangement of the proposed use on the site, the pattern of land use and zoning in the vicinity, and pre-existing uses.

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Bath Charter Township Ordinance No. 13

Section 5.14 A-l District: AGRICULTURAL

5.14.1 INTENT AND PURPOSE: These districts are intended to preserve, enhance, and stabilize existing areas within the Township which are presently used predominantly for general farming and areas which, because of their soil characteristics and natural flora, should be conserved for agricultural use. In addition, premature urban development within rural areas can result in increased public costs because of the necessity of serving scattered urban development with water, sewer, schools, roadways, and other public services.

5.14.2 USES PERMITTED BY RIGHT:
1) Single-Family Dwelling
2) Field crop and fruit farming, truck gardening, nurseries, avaries, hatcheries, greenhouses, tree nurseries, and similar agricultural enterprises along with accessory uses incidental to the above.
3) Raising and keeping of small animals, such as poultry, rabbits, and goats.
4) General and specialized farming including the raising and keeping of cattle, hogs, horses, ponies, sheep, and similar livestock upon a lot having an area of not less than ten (10) acres.
5) Public and private conservation areas and structures for the conservation of water, lands, open spaces, forests, and wildlife resources.
6) Public areas such as forest preserves, game refuges, forest type recreation parks, and similar public uses of less intensity character.

5.14.3 USES PERMITTED UNDER SPECIAL CONDITIONS: The following uses of land and structures shall be permitted, subject to the conditions prescribed hereunder for each use:
1) Single-family dwelling, subject to R-1A restrictions.
2) Customary home occupations as specified for R-1A District, One-Family Rural Residential, Article V, Section 6.6.
3) Cemeteries, public or private, subject to the conditions specified in R-1A District, One-Family Rural Residential, Article V, Section 6.6.
4) Residential stands selling products grown on the premises upon which the stand is located, PROVIDED that contiguous space for the parking of customer’s vehicles is furnished off the public right-of-way at the ratio of one (1) parking space for each fifteen (15) square feet of roadside stand floor area and PROVIDED FURTHER that all of the requirements for accessory buildings contained in Article VI, Section 6.2.5 shall be met.
5) Railroad right-of-way, as specified for R-1A Districts, One-Family Rural Residential, Article V, Section 6.6.
6) Supplementary uses: Customary accessory uses and buildings incidental to the permitted principal use of a premise. The following accessory uses may be permitted under the conditions stipulated:
   a) The storage of not more than one (1) unoccupied travel trailer upon each lot or parcel.
   b) The killing and dressing of poultry and animals produced upon the premises.
   c) All signs shall conform to the requirements of Article VI, Section 6.6.

5.14.4 USES PERMITTED BY SPECIAL USE PERMIT: The following uses of land and structures may be permitted in any agricultural district by the application for and the issuance of a special use permit when all the procedural requirements specified in Article VII, Section 6.1, "Class Authorized by Special Use Permit," "General Standards and Requirements," are satisfied, together with any applicable requirements as outlined in the particular articles, sections, and subsections cited:
1) Public recreation and playgrounds.
2) Greenhouses and nurseries selling retail on the premises.
3) Riding stables and livestock auction stands.
4) Raising of bear or hearing animals for profit.
5) Cause of hunting preserves operated for profit.
6) Veterinary hospitals, clinics, and kennels.
7) Seasonal labor housing complexes associated with agricultural enterprises. Provided: Such units are maximized in safe and sanitary condition, with inside water and sanitary sewage disposal facilities and that all such structures are occupied no more than eight (8) months in any one twelve (12) month period.
8) Saloons.
9) Small Farms.

5.14.5 AREA AND BULK REQUIREMENTS: See Section 5.15, "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size of lot permitted by land use, the maximum density permitted and providing minimum yard setback requirements.

Section 5.14 A-1 District: AGRICULTURAL

5.14.1 INTENT AND PURPOSE: These districts are intended to preserve, enhance, and stabilize existing areas within the Township which are presently used predominantly for general farming and areas which, because of their soil characteristics and natural flora, should be conserved for agricultural use. In addition, premature urban development within rural areas can result in increased public costs because of the necessity of serving scattered urban development with water, sewer, schools, roadways, and other public services.

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5) Public and private conservation areas and structures for the conservation of water, lands, open spaces, forests, and wildlife resources.
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4) Raising of bear or hearing animals for profit.
5) Cause of hunting preserves operated for profit.
6) Veterinary hospitals, clinics, and kennels.
7) Seasonal labor housing complexes associated with agricultural enterprises. Provided: Such units are maximized in safe and sanitary condition, with inside water and sanitary sewage disposal facilities and that all such structures are occupied no more than eight (8) months in any one twelve (12) month period.
8) Saloons.
9) Small Farms.

5.14.5 AREA AND BULK REQUIREMENTS: See Section 5.15, "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size of lot permitted by land use, the maximum density permitted and providing minimum yard setback requirements.

Section 5.15 SCHEDULE OF REGULATIONS

SECTION 5.15.1 SCHEDULE LIMITING HEIGHT, BULK AND DENSITY AREA BY ZONING DISTRICT

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Maximum Height</th>
<th>Minimum Lot Size</th>
<th>Maximum Floor Area</th>
<th>Minimum Front Yard</th>
<th>Minimum Side Yard</th>
<th>Minimum Rear Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1A Rural Residential</td>
<td>40 ft.</td>
<td>1,000 sq. ft.</td>
<td>8,000 sq. ft.</td>
<td>20 ft. or 2X Lot Width, whichever is less</td>
<td>20 ft. or 2X Lot Width, whichever is less</td>
<td>15 ft.</td>
</tr>
</tbody>
</table>

Minimum yard setback requirements for single-family dwellings are as follows:

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Minimum Front Yard</th>
<th>Minimum Side Yard</th>
<th>Minimum Rear Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1A Rural Residential</td>
<td>20 ft. or 2X Lot Width, whichever is less</td>
<td>20 ft. or 2X Lot Width, whichever is less</td>
<td>15 ft.</td>
</tr>
</tbody>
</table>

In addition to the above requirements, the following uses of land and structures may also be permitted:

1) Commercial Freestanding Structures: PROVIDED that the requirements of Section 6.5.1 are met.
2) Airports: Refer to Article VIII, Section 8.6.9, "Miscellaneous Special Uses.
3) Customary Home Occupations: Refer to Article VIII, Section 8.6.
4) Seasonal labor housing complexes associated with agricultural enterprises: PROVIDED that the minimum size of lot permitted by land use, the maximum density permitted and providing minimum yard setback requirements.

SECTION 5.15 SCHEDULE OF REGULATIONS
5.15.2 NOTES TO SCHEDULE

5.15.2.1 All requirements for front and/or side yards abutting state frontage should be taken from the right-of-way and should not exceed 100 feet. All measurements for front and/or side yards abutting state arterial and/or section line, either rear or front, shall not be less than 75 feet. All measurements for front and/or side yards abutting local internal subdivision roads shall be as specified in Section 5.1 for the respective zoning district.

5.15.2.2 Except in the case of a corner lot where the side yard on the front street shall not be less than 75 feet from the front yard requirement.

5.15.2.3 Eight thousand square feet for each dwelling unit plus 500 square feet for each nonresidential person accommodated.

5.15.2.4 For each dwelling unit in a multiple family dwelling: Three hundred fifty square feet for each room; Five thousand fifty square feet for two rooms; Seven hundred fifty square feet for three rooms; Ten thousand square feet for any room in excess of three rooms.

5.15.2.5 Except that any building within 100 feet of a residential district shall not exceed 35 feet in height.

5.15.2.6 Structures for agricultural operations may be permitted up to 79 feet in height.

5.15.2.7 Side and rear yards shall be 10% of the lot width and depth, but not more than 100 feet in length in each instance, where a lot in this district abuts a lot in any residential district, no building in the R-I to R-VI district shall be closer than 100 feet to the property line of the succeeding sixth (6) structure sitting lot.

5.15.2.8 Minimum floor area for a townhouse as may be allowable by the Planning Commission. Section 5.14.4 (7) shall be no less than 700 square feet.

5.15.2.9 In cases where one owner or owners propose an integrated site development of a unified group of buildings, the Planning Commission may waive or modify the lot area, lot width, and yard requirements with the written approval of the Planning Commission.

5.15.2.10 IN CASES where one owner or owners propose an integrated site development of a unified group of buildings, the Planning Commission may waive or modify the lot area, lot width, and yard requirements with the written approval of the Planning Commission.

5.16.1 ACCESS TO A STREET: Any lot of record created in light intensity. All lighting shall be accomplished in a manner that the source of light is not visible.

5.16.2 REVIEW OF BUILDING DESIGN NEAR PUBLIC BUILDINGS AND SITES: The design of proposed nonresidential buildings near public buildings, parks, and/or side yards abutting those premises, shall be first approved by the Board of Appeals before any permit can be issued. The purpose of this requirement is to prevent the occurrence of inappropriate design, pattern, and exclusion of building designs intended to attract attention of potential customers and patrons to proximity to improvements in which the public has invested tax monies.
6.4.3 REAR YARD REDUCTION: When a lot of record in a
residential district has a depth of less than one hundred
fifteen (115) feet prior to the effective date of this Ordinance,
the rear yard shall be reduced not to exceed one (1) foot.

6.4.4 PERMITTED YARD ENCROACHMENTS:

1) Paved terraces, patios and accustomed porches shall not
be subject to yard requirements, PROVIDED:

a) The paved area is unroofed and without walls or other
forms of enclosures; or

b) The paved area is within the setback lines for the
residential district.

6.4.5 ACCESSORY BUILDINGS: Authorised accessory
buildings may be erected as a part of the principal building or
may be constructed at a distance not to exceed one (1) foot
from either a property line or any accessory building
provided that no rear yard shall be less than twenty (20)
feet in width, at the street line.

6.5.1 FRONT YARD REDUCTIONS: Any front yard in an
R-1A Residential District may be reduced as follows
provided that no rear yard shall be less than fifty (50)
feet in width, at the street line.

6.5.2 LOT AREA CAN BE ALLOCATED ONCE: No portion
of a lot can be used more than once in complying with the
provisions for lot area and yard dimensions and street
right-of-way requirements, PROVIDED that no building shall
be erected closer than five (5) feet to the nearest
allot communities.

6.6.3 FENCES, WALLS AND SCREENS: No, fence, wall or
serving as identification and/or bulletin boards not to exceed
three (3) feet within any residential front yard within an
area.

6.6.4 EXCAVATION OF SOIL AND MINERALS: The excav¬
ation of soil, rock, sand, gravel, clay, shale, or other natural
mineral deposit, including the quarrying of rock minerals, but
excepting gravel or stone, may be authorized by any district in
the Board of Appeals by the issuance of a special permit upon completion of
procedures and with the imposition of the conditions and safeguards
outlined in Article VII, Section 6.3.3.

6.7.1 Architecture: Authorised accessory
buildings may be constructed at a distance not to exceed one
(1) foot from either a property line or any accessory building
provided that no rear yard shall be less than twenty (20)
feet in width, at the street line.

6.7.2 SPECIAL CONSTRUCTION REQUIREMENTS:

a) The porch is unenclosed and no higher than one (1)
story and is so constructed as to be an integral part of the
principal building.

b) The highway service district is located in an area
that is subject to the requirements of the district.

6.7.3 ENCROACHMENTS: Special encroachments may be
made to the principal building, PROVIDED:

a) The front yard is reduced to a distance not to exceed
eight (8) feet, PROVIDED:

b) The porch shall not be closer than eight (8) feet to any
side or rear lot line.

6.7.4 ENCROACHMENTS: Encroached porches shall be
considered an integral part of the building and shall be subject to
area dimensional requirements established for principal buildings.

6.7.5 SPECIAL STRUCTURAL MATERIALS: Such as concrete,
cement, brick, lumber, or similar materials, may be used in
the principal building, PROVIDED:

a) The height of the principal building shall not
exceed one (1) story and shall be not less than
four (4) feet from the ground floor.

b) Encroachments exceeding six (6) feet in height
shall not be permitted.

6.7.6 ENCROACHMENTS: Encroaching porches shall be
considered an integral part of the building and shall be subject to
area dimensional requirements established for principal buildings.

6.7.7 SPECIAL STRUCTURAL MATERIALS: Such as concrete,
cement, brick, lumber, or similar materials, may be used in
the principal building, PROVIDED:

a) The height of the principal building shall not
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four (4) feet from the ground floor.

b) Encroachments exceeding six (6) feet in height
shall not be permitted.

6.7.8 ENCROACHMENTS: Encroaching porches shall be
considered an integral part of the building and shall be subject to
area dimensional requirements established for principal buildings.

6.7.9 SPECIAL STRUCTURAL MATERIALS: Such as concrete,
cement, brick, lumber, or similar materials, may be used in
the principal building, PROVIDED:

a) The height of the principal building shall not
exceed one (1) story and shall be not less than
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considered an integral part of the building and shall be subject to
area dimensional requirements established for principal buildings.

6.7.11 SPECIAL STRUCTURAL MATERIALS: Such as concrete,
cement, brick, lumber, or similar materials, may be used in
the principal building, PROVIDED:

a) The height of the principal building shall not
exceed one (1) story and shall be not less than
four (4) feet from the ground floor.

b) Encroachments exceeding six (6) feet in height
shall not be permitted.
the accessory building shall be no closer than eight (8) feet to the side lot line.

4) On a Corner Lot No accessory building shall be closer to the side street lot line than the side yard setback of the principal building fronting on the lot. Where the rear line of a corner lot coincides with the side line of an adjoining lot in a residential district, an accessory building shall not be closer than eight (8) feet to the common lot line.

5) Garage Entrance In no case shall the entrance to a garage be closer than twenty-five (25) feet to the front lot line.

Section 6.5 SUPPLEMENTARY HEIGHT REGULATIONS:

6.5.1 PERMITTED EXCEPTIONS, STRUCTURAL APPURTE­NANCES: The following kinds of structural appurtenances shall be permitted to exceed the height limitations for the zone without special permission:

1) Ornamental in purpose, such as church steeple, bell tower, cupola or ornamental towers, and flag poles, PROVIDED such structural elements do not exceed twenty percent (20%) of the building height.

2) Appurtenances to mechanical or structural, functions, such as windows, water towers, service entrances, stonework, slate, dormer, ventilators, starlight penthouses, ventilators, bulkheads, radio towers, oil tanks, fire and smoke towers and coaling towers.

3) Commercial freestanding towers when not attached to a building or structure, shall be constructed under applicable State and Federal regulations and approved by the Planning Commission.

The foregoing permitted exceptions shall not be used for human occupancy.

6.5.2 PERMITTED EXCEPTIONS, RESIDENTIAL DISTRICTS: The following kinds of exceptions permitted for residential structures: hospital and church structures in residential districts may be permitted to exceed the height limitations, PROVIDED each front, side and rear yard minimum is increased one (1) foot for each one (1) foot of additional height above the district maximum.

6.5.3 PERMITTED EXCEPTIONS, INDUSTRIAL DISTRICT: In any business or industrial district, any principal structure may be erected to a height in excess of that specified for the district, PROVIDED each front, side and rear yard minimum is increased one (1) foot for each one (1) foot of additional height above the district maximum.

Section 6.5 FLOOD PLAIN REGULATIONS

6.5.4 PREFERENCE OF USES: In the event of these reg­ulations to protect those areas of the Township which are subject to predictable flooding in the flood plain areas of the major and intermediate rivers and streams, the effects of the structure on the flow of water, or to impede, retard, accelerate or change the direction of the flow or carrying capacity of the river valley or flood plains shall be controlled by the flood plain regulations, while permitting reasonable use of such properties, with due regard for the protection of human lives and property and economic losses, and reduce the cost to the public in time of emergency, through public aid and relief efforts occasioned by the unwisely occupancy of such flood areas. All land included in the flood plain area shall be subject to the requirements provided herein, in addition to the normal zoning district requirements specified herein, in which said land shall be located.

6.5.5 FLOODPLAIN AREAS: The flood plain areas within Bath Charter Township along the Long Island River are those lands which can be expected to be inundated during an intermediate flood as indicated on plates 11, 21, 22, 23, 24, 25, 26, 27 and 30 entitled "Flooded Areas, Long Island River, Gilchrist, DeWitt and Bath Townships," and more particularly described on plates 33, "Highwater Profiles, Look­ ington River, Clinton County, Michigan, 1969," and Michigan Flood Plain Information Report, Lookington River, Clinton County, Michigan, prepared for the Michigan Water Resources Com­ mission, and filed in Department of Conservation of the Tri-County Re­ gional Planning Commission, by the Corps of Engineers, U.S. Army, Detroit District, 1969. Other flood plain areas within Bath Charter Township shall be determined by the Michigan Department of Natural Resources, as provided under Public Act 107, of the Michigan Public Acts of 1960, as amended, and a record of said determination shall be kept in the office of the Zoning Administrator.

6.5.6 USES PERMITTED: Notwithstanding any other pro­ visions of this Ordinance, no building or structure shall be erected, converted, or structurally altered and no land and/or structure shall be used except for one or more of the following uses:

1) Open space uses, such as farms, truck gardens, nurseries.

2) Open space uses as parks, playgrounds, golf courses, preserves, bridle trails, nature paths, and recreation, PROVIDED no alteration is made to the existing grade level of the flood plain or the flood plain provided which may interfere with the flow of the river or flood plain capacity.

3) Yards and setback are required for any district within the flood plain areas.

6.5.7 USES PERMITTED BY SPECIAL USE PERMIT: The following kinds of land and structures: industrial and commercial uses shall be permitted in the flood plain areas for the purpose of regulating the detrimental effect on the property values in the flood plain area, as follows (subject to the general application for and the issuance of a special use permit with special provisions and requirements, as outlined subject to prior approval of the Michigan Department of Natural Resources and Public Act 107 of Michigan Public Acts of 1969, PROVIDED that the use pattern and the structures proposed to be approved shall:

1) Not be designed as not to reduce the water impoundment capacity of the flood plain or significantly change the volume or direction of the flow of water, SUCH DESIGN MAY BE APPROVED BY THE USE OF PLANS, SLIDES, CANTELLING OR OTHER SUCH CONSTRUCTION METHODS WHICH WILL PLACE THE DESIRED BUILDING AND STRUCTURES ABOVE THE FLOOD ELEVATION IN A SAFE MANNER SO THAT THE FOUNDATION AND STRUCTURAL SUPPORTS OF BUILDINGS AND STRUCTURES WILL WITHSTAND THE ADVERSE LEVEL, VELOCITY AND VELOCITY OF THE FLOODWATERS AND STILL MAINTAIN THE NATURAL FREE FLOW OF THE FLOODWATERS.

2) All buildings constructed under said "Special Use Per­ mit" shall have a minimum first floor elevation of not less than one (1) foot above the flood plain area. Where the rear line of a corner lot coincides with the side line of an adjoining lot in a residential district, an accessory building shall not be closer than eight (8) feet to the rear lot line.

3) Damping or back filling in the flood plain areas with any material in any manner, unless through compensating excavation and shaving of the flood plain, PROVIDED such excavation and reduction in impoundment capacity of the flood plain will be maintained or improved so that the significant or material reduction in the volume or reduction in impoundment capacity of the flood plain would thereby result.

4) Utilities, roads, off-street parking, railroad, dams, rivers, structures and buildings for public or recreational uses, when designed so as not to increase the possibility of flood or be otherwise detrimental to the public health, safety and welfare.

6.5.8 DATA SUBMISSION: Prior to the issuance of a build­ ing permit for structures on or adjacent to flood plain areas, the Zoning Administrator shall require that such permit be submitted an approved permit by the Michigan Department of Natural Resources and/or the Federal Emergency Management Agency, approved site plan and/or other similar data needed to determine the possible effects on flooding on a proposed structure and/or the effect of the structure on the flow of water. All such required data shall be prepared by a registered professional civil engineer.

6.6 TOWNSHIP LIABILITY: The Charter Township of Bath shall have no liability whatsoever by permitting any build­ ing within any transition zones.

Section 6.7 TRANSITION PROVISIONS AND REQUIREMENTS

6.7.1 INTENT OF TRANSITION PROVISIONS: In order to provide an additional flexibility and to permit transitional movement to the regulations set forth in this Ordinance, and in order to ac­ commodate a natural trend for a gradual transition between two distinctly different kinds of land use activities, and to hereby provide transition zones at the periphery of certain commercial and industrial districts. Within these transition zones restrictions for residential districts are progressively modified within the context of the restrictive re­ quirements of a commercial or industrial district.

6.7.2 LIMITS OF TRANSITION ZONES: Certain R-2 and R-3D structures and uses, as specified herein, may be permitted in the R-1A and R-1B Residential Districts within one hundred (100) feet of the R-2 (General Business), M-1 (Light Industrial), and M-2 (Heavy Industrial) Districts, PROVIDED that any non­ residential use allowed within the transition zone shall be per­ mitted only by the use of a building and the issuance of a special use permit under the procedures specified in Article VIII, Section 4.1.

1) In reviewing any such proposed use, the Planning Com­ mission shall take every precaution in granting authorizations to achieve the maintenance of the essential residential character and appearance of that portion of a residential district in which transition uses are permitted.

2) The planning Commission may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for insuring that the spirit and objectives of this Ordinance will be observed.

6.7.3 USES PERMITTED: Only the following uses shall be permitted in any transition zone:

1) All uses permitted by right in the R-1A, R-1B, R-1C, and R-1D Residential Districts.

2) Lodges and clubs, excluding such lodges or clubs, the chief activity of which is a service customarily carried on as a business or primarily for recreation.

3) Tourist homes for the accommodation of transient guests with no more than one (1) nonresident person.

4) Personal services as accessory uses, such as dream making millinery, tailoring, hair cutting, beautician and manage services, PROVIDED such activity is carried on by the resident occupant of a dwelling unit in the principal building and PROVIDED that any such activity shall be employed more than one (1) nonresident person.

5) Business services and sales not involving handling of merchandise or rendering personal services on the premises.

6) Offices for occupancy by physicians, surgeons, dentists, attorneys, architects, or engineers PROVIDED that users are no resident patients.

7) Street parking lots, public or private, PROVIDED that all setbacks and other requirements stated in Article VIII, Section 7.1 (Off-Street Parking Requirements) shall be complied with.

6.7.4 SITE DEVELOPMENT REQUIREMENTS:

1) Yards All yard dimensions, height, area, and bulk re­ quirements for the particular residential district shall be com­ plied with.

2) Off-street parking and loading facilities as required for the particular nonresidential use shall be provided.

3) Sign requirements for the particular residential district shall be complied with.

6.7.5 ADDITIONAL TRANSITION REQUIREMENTS FOR MAS­ TER PLANS OF RESIDENTIAL DISTRICTS OR INDUSTRIAL DISTRICTS THAT ADOPT A RESIDENTIAL AMENDMENT TO MITIGATE THE DETRIMENTAL EFFECT ON THE PROPERTIES IN THE TRANSITION ZONES

1) Any of the following land and structure uses shall be no closer than one hundred (100) feet to any residential district:

a) Gasoline service or filling station.

b) Any of the following land and structure uses shall be no closer than one hundred (100) feet to any residential district:

a) Animal hospital, clinic, or kennel.

b) Any of the following land and structure uses shall be no closer than one hundred (100) feet to any residential district:

c) Restaurants, bars and restaurants, and nonresidential use of land and structure uses shall be no closer than one hundred (100) feet to any residential district:

d) Observatories, museums, and nonresidential use of land and structure uses shall be no closer than one hundred (100) feet to any residential district:

e) Club or social clubs.

f) Schools, colleges, and universities.

g) Banquet halls.

h) Amusement parks, arcades, and restaurants.

i) Child care centers.

j) Greenhouses.

k) Public parks and playgrounds.

l) Golf courses.

m) Amusement parks, arcades, and restaurants.

n) Amusement parks, arcades, and restaurants.

o) Amusement parks, arcades, and restaurants.

p) Amusement parks, arcades, and restaurants.

q) Amusement parks, arcades, and restaurants.

r) Amusement parks, arcades, and restaurants.

s) Amusement parks, arcades, and restaurants.

6.7.6 MASTER PLAN REQUIREMENTS: The Charter Township of Bath shall have no liability whatsoever by permitting any build­ ing within any transition zones.
Section 6.8 NONCONFORMING USES

6.8.1 INTENT AND PURPOSE: It is the intent of this Ordinance to permit the continuance of a lawful use of any building or land existing at the effective date of this Ordinance, although such use of land or structures may not conform with the provisions of this Ordinance. Further, it is the intent of this Ordinance that nonconformities shall not be enlarged upon, expanded or extended, nor be used for adding to other structures or uses provided for in another district or in another classification, unless such use be the same or more nearly conforming with the provisions of this Ordinance for the district in which it is located.

6.8.2 STRUCTURAL CHANGES OR ENLARGEMENTS: The building or land use that is nonconforming shall not be structurally changed, altered or enlarged unless the resultant change is more conforming with the provisions of this Ordinance. When such change is more conforming with the provisions of this Ordinance, the resultant conforming use shall be permitted under the same or similar conditions as were existing when the nonconforming use was considered to be lawful. Nothing in this Ordinance is intended to supersede or override the provisions of the local building code, the fire prevention code or the zoning regulations of the Township.

6.8.3 REPAIR OF NONCONFORMING BUILDINGS: Nothing in this Ordinance shall prohibit the repair, improvement, or modernizing of a lawful nonconforming building to correct deterioration, obsolescence, depreciation, and wear. PROVIDED that such repair does not exceed an aggregate cost of thirty percent (30%) of the assessed value of the building as determined by the assessing officer unless the subject building is changed by such repair to a conforming use.

6.8.4 RECONSTRUCTION AND RESTORATION: Any lawful nonconforming use damaged by fire, explosion, or act of God, or by other causes, may be repaired, rebuilt, or repaired, PROVIDED that such restoration does not exceed one hundred percent (100%) of its assessed value. Nothing in this Ordinance shall prevent the nonconforming building from being repaired, reconstructed, or restored.

6.8.5 DISCONTINUANCE OR ABANDONMENT: Wherever a nonconforming use has been discontinued during the three (3) year interval, such discontinuance shall be considered conclusive evidence that the premises to which the nonconforming use was connected has been acquired by the Township for a public purpose. Nothing in this Ordinance shall permit the nonconforming use to be reestablished, and any future use shall be in conformity with the provisions of this Ordinance.

6.8.6 CHANGING USES: When no structural alterations are made, the Board of Appeals may authorize a change from one nonconforming use to another nonconforming use. Provided that the proposed use would be more suitable to the zoning district in which it is located than the nonconforming use which is being replaced.

6.8.7 PRIOR CONSTRUCTION APPROVAL: Nothing in this Ordinance shall prohibit the completion of construction and use of a nonconforming building for which a building permit has been issued prior to the effective date of this Ordinance, PROVIDED that construction is commenced within thirty (30) days after the date of issuance of the building permit, and that the entire building shall have been completed according to plans filed with the permit application within one (1) year after the date of the building permit.

6.8.8 TERMINATION OF NONCONFORMING LAND USES: The nonconforming uses of land existing at the effective date of this Ordinance where no building is located may be continued, PROVIDED that the nonconforming land use shall be terminated and converted to conform with the provisions of the current Zoning Ordinance within three (3) years after the effective date of this Ordinance and PROVIDED FURTHER that the nonconforming use shall not in any way be expanded or extended during this three (3) year interval, either on the same property or adjoining property.

6.8.9 LEGAL NONCONFORMING USES: Nonconforming uses of buildings or land existing at the effective date of this Ordinance, whenever the use of such building or land was not known to the Township Board exclusive properties or which nonconforming buildings or uses are located, by condemnation or other means, and may remove such use or structure. The residual property may be taken or added to for a conforming use or may be used by the Township for a public use. The work of such acquisition may be assessed against the nonconforming land use, or may be used for public purposes or removed by the Township to another district of another classification, the provisions of this Ordinance; and PROVIDED FURTHER that the nonconforming use has been discontinued for six (6) consecutive months following the effective date of this Ordinance shall prohibit the completion of construction and use of a nonconforming building for which a building permit has been issued prior to the effective date of this Ordinance, PROVIDED that construction is commenced within thirty (30) days after the date of issuance of the building permit, and that the entire building shall have been completed according to plans filed with the permit application within one (1) year after the date of the building permit.

Section 6.8.10 DISTRICT CHANGES: Whenever the boundaries of a district are changed, or the classification of a district is changed, or the number of districts is changed, the provisions of this Ordinance shall apply to any existing uses that become nonconforming as a result of the boundary changes.

6.8.11 DESTRUCTION OF NONCONFORMING USES: In accordance with Act 279, Public Acts of the State of Michigan of 1979, the Township Board may require properties on which nonconforming buildings or uses are located, by condemnation or other means, and may remove such use or structure. The residual property may be taken or added to for a conforming use or may be used by the Township for a public use. The work of such acquisition may be assessed against the nonconforming land use, or may be used for public purposes or removed by the Township to another district of another classification, the provisions of this Ordinance; and PROVIDED FURTHER that the nonconforming use has been discontinued for six (6) consecutive months following the effective date of this Ordinance.

ARTICLE VII OFF-STREET PARKING AND LOADING REGULATIONS

Section 7.1 OFF-STREET PARKING REQUIREMENTS

7.1.1 PURPOSE AND INTENT: It is the purpose and intent of this Ordinance that off-street parking be provided and administered by each property owner in every zoning district for the use of occupants, employees and patrons of each building or land use constructed, altered or expanded after the effective date of this Ordinance. The provisions and standards set forth in this Section are intended to promote safe, efficient and adequate storage of motor vehicles to avoid unnecessary inconvenience to the public use of streets and to help relieve traffic congestion.

7.1.2 FRACTIONAL SPACES: When units of measurement determining the number of required parking spaces result in a fractional space, one and one-half (1 1/2) shall be counted and fractions over one-half (1/2) shall require one (1) parking space.

7.1.3 REQUIREMENTS FOR A USE NOT MENTIONED: In the case of a use not specifically mentioned, the requirements of off-street parking facilities for a use which is mentioned and which is most similar to the use not listed, shall apply.

7.1.4 BUILDING INFILL IN FLOOR AREA OR CAPACITY: Additional parking shall be provided and maintained in proper ratio to any increase in floor area or building use capacity.
7.1.2 detail feature essential to the complete design and construction of the parking area.

7.1.3 SITE DEVELOPMENT REQUIREMENTS: All off-street parking areas shall be designed, constructed, and maintained in accordance with the following standards and requirements:

1) Minimum area of one hundred sixty (160) square feet per vehicle parking space and each space shall be designated and reserved for parking purposes.

2) Parking areas shall be so designed and marked as to provide for orderly and safe movement and storage of vehicles.

3) Adequate ingress and egress to the parking area by means of a properly limited and defined driveway shall be provided.

a) Except for parking spaces provided on single-family and residential lots, drives for ingress and egress to the parking area shall be not less than twenty (20) feet wide.

b) Each entrance to and exit from any off-street parking area shall be at least twenty-five (25) feet from any adjacent lot or parcel within a residential district and ten (10) feet from any street or alley.

4) Each vehicular parking area within an off-street parking area shall be provided adequate access by means of maneuvering lanes. Building directly onto a street shall be prohibited.

5) The width of required maneuvering lanes may vary depending upon the proposed parking pattern, as follows:

    a) For right angle parking patterns (75 degrees to 90 degrees), the maneuvering lane width shall be twenty (20) feet.

    b) For parking patterns (34 degrees to 74 degrees), the maneuvering lane width shall be fifteen (15) feet.

6) Except for single-family residential lots, adequate lighting shall be provided throughout the hours when the parking area is in use.

7) Parking areas with a capacity of four (4) or more vehicles shall be surfaced with a material that shall provide a durable, safe, and convenient surface and be provided with adequate drainage facilities to dispose of all collected surface run-off.

8) Except for single-family residential lots, adequate lighting shall be provided throughout the hours when the parking area is in use.

9) Parking areas with a capacity of four (4) or more vehicles shall be surfaced with a material that shall provide a durable, safe, and convenient surface and be provided with adequate drainage facilities to dispose of all collected surface run-off.

10) Storage space for five (5) cars between the sidewalk area and the street.

11) For each parking pattern, the area shall be provided with adequate access by means of a properly limited and defined driveway.

12) All maneuvering lanes shall be provided with a set of procedures and standards for specific uses of land or structures that will allow, on one hand practical latitude for the investor or developer, but that will at the same time, maintain sound provisions for the protection of the health, safety, convenience, and general welfare of Township inhabitants.

13) In order to provide controllable and reasonable flexibility, this Article permits detailed review of certain specified types of land use activities which, because of their particular and unique characteristics, require special consideration in relation to the welfare of adjacent properties and the community as a whole. Land and structure use involving those specific types of land use activities shall be authorized within certain zone districts by the issuance of a special use permit. By such a procedure, all special uses which are deemed necessary for the protection of the public welfare, may be reviewed and the standards set forth in this Ordinance shall be considered and determined by the Township Planning Commission and the Township Board before issuing such a special use permit.

14) The following Sections, together with previous references in other Articles of this Ordinance, designate specific uses that require a special use permit and in addition, specify the procedures and standards which must be met before such permit can be issued.

8.1.1 INTENT AND PURPOSE: Rather than permitting all the many and varied land use activities within unregulated and limited zoning districts, it is the intent of this Ordinance to provide a set of procedural standards and criteria for specific uses of land or structures that will allow, on one hand practical latitude for the investor or developer, but that will at the same time, maintain sound provisions for the protection of the health, safety, convenience, and general welfare of Township inhabitants.

8.1.2 PERMIT PROCEDURES: An application for a special use permit for any land or structure use approved under this Article shall be submitted and processed under the following procedures:

1) Submission of Application: Any application shall be submitted through the Zoning Administrator on a special form for that purpose. Such application shall be accompanied by the payment of a fee as established by the Township Board to cover costs of processing the application. No part of any fee shall be refundable.

2) Data Required: Every application shall be accompanied by the following information and data:

   a) The special form supplied by the Township Clerk or. Treasurer filled out in full by the applicant, including a statement of supporting evidence concerning the required findings specified in Section 8.1.

   b) Site plan, plot plan, development plan, drawn to scale (preferably 1" - 100'), of total property involved showing the location of all buildings, all off-street parking areas, all loading and unloading space, including all proposed structures and their uses, and the location and extent of all above ground development, with existing and proposed structures.

   c) Preliminary plans and specifications of the proposed development.

   d) Staffing Review and Hearing: The application along with all required data shall be transmitted to the Township Planning Commission. At their next regular meeting following the receipt of any application, the Township Planning Commission shall hold a public hearing upon any application at least
Bath Charter Township Ordinance No. 13

Section 8.2 INSTITUTIONAL STRUCTURES AND USES IN RESIDENTIAL DISTRICTS

8.2.1 AUTHORIZATION: The Township Board may authorize the construction, maintenance and operation in any residential or agricultural district of certain institutional uses specified in this Section by the issuance of a special use permit, PROVIDED, that the procedures and requirements in Section 8.2 are complied with, together with the requirements of the Section 6.

8.2.2 INSTITUTIONAL USES THAT MAY BE PERMITTED: The following land and structural uses may be permitted in any residential or agricultural district of this Township:

1) Institutions for Human Care: Hospitals, sanitariums, nursing homes, convalescent homes, homes for the aged, and other charitable and eleemosynary institutions.

2) Religious Institutions: Churches or similar places of worship, convents, parsonages and priest houses, and other buildings for clergy.

3) Educational and Social Institutions: Private and public schools, PROVIDED, that none are operated for profit, auditoriums and other places of assembly, and centers for social activities.

4) Public Buildings and Service Installations: Publicly owned and operated buildings and public utility buildings and structures, such as municipal and water works, substation, radio, television and micro-wave towers, and gas regulator stations.

8.2.3 SITE DEVELOPMENT REQUIREMENTS: The following requirements are to be complied with (See Schedule "A").

8.3 SITE DEVELOPMENT REQUIREMENTS: The following requirements are applicable to any residential or agricultural district of this Township:

1) Minimum Site Size: Nine thousand (9,000) square feet minimum site size are to be met, but not less than forty (40) feet in width, see Article VI, Section 2.1.2.

2) Site Location: The proposed site shall front upon a major street, and be located at a major street or road.

3) Yards: Front, side, and rear yards shall be at least fifty (50) feet in width. All yards shall be appropriately landscaped in trees, shrubs, and grass. No structures, refuse disposal, water and sewage facilities, or buildings are to be located in any yard.

4) Off-street parking shall be provided in conformance with the procedures and requirements stated in Section 8.1, and the additional requirements of this Section can be complied with.

5) Maximum building height and maximum lot coverage shall be no greater than that permitted in the R-1 District.

6) Off-street parking shall be provided in conformance with the procedures and requirements stated in Section 8.1, and the additional requirements of this Section can be complied with.

7) Maximum building height and maximum lot coverage shall be no greater than that permitted in the R-1 District.

8) Off-street parking shall be provided in conformance with the procedures and requirements stated in Section 8.1, and the additional requirements of this Section can be complied with.

9) Maximum building height and maximum lot coverage shall be no greater than that permitted in the R-1 District.

10) Off-street parking shall be provided in conformance with the procedures and requirements stated in Section 8.1, and the additional requirements of this Section can be complied with.

11) Maximum building height and maximum lot coverage shall be no greater than that permitted in the R-1 District.

12) Off-street parking shall be provided in conformance with the procedures and requirements stated in Section 8.1, and the additional requirements of this Section can be complied with.
Section 8.5 MOBILE HOME PARK DEVELOPMENTS

8.5.1 AUTHORIZATION: By the use of the mobile home developments, such as utilizing condensed lot sizes, and not being provided for overflow visitor parking, storage of park equipment and facilities available and approved by the Mid-Michigan Health Department, and appropriately landscaped. Any mobile home park developments have been provided in many urban areas in response to this need.

5. MoIe mobile home park developments have special characteristics which require special consideration of the residential needs, their site layout and design, their demand upon community services, and the effect upon surrounding uses and land.

6. Because of these characteristics, mobile home park developments are permitted within Bath Township by the issuance of special use permits. Such developments shall require a different mode of planning and approval relating to the future uses, and to the development of surrounding areas. The rezoning of such land shall be known to the citizens of the community, and such rezones would not be permitted by the Planning Commission or the Zoning Administrator. For the purpose of providing suitable outdoor living space to mobile homes during severe winds and storms.

7. The off-street parking requirements shall be accomplished by providing such needs and special use permits is hereby achieved. Mobile home park developments have been provided in many urban areas in response to this need.

8.5.2 USES THAT MAY BE PERMITTED: Any mobile home park development must include any or all of the following uses, PROVIDED FURTHER that said developments have been provided in many urban areas in response to this need.

9. A mobile home park development may include any or all of the following uses, PROVIDED FURTHER that said developments have been provided in many urban areas in response to this need.

10. Mobile home parks under the conditions specified in this Section.

11. A mobile home park development may be established and, in addition to providing such needs and special use permits is hereby achieved. Mobile home park developments have been provided in many urban areas in response to this need.

12. A mobile home park development may be established and, in addition to providing such needs and special use permits is hereby achieved. Mobile home park developments have been provided in many urban areas in response to this need.

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50. A mobile home park development may be established and, in addition to providing such needs and special use permits is hereby achieved. Mobile home park developments have been provided in many urban areas in response to this need.
It is the purpose of this Section to allow for an entirely new concept of mobile home development. Under the provisions of this Ordinance, mobile homes may be so placed within a cluster type mobile home grouping with accommodations separated from each other by common open space, and containing some accommodations developed with related recreational space such as golf courses, swimming pools, private parks, community centers, and other recreational facilities. It is also the intent of the developer to use a more creative and imaginative design for mobile home parks, to provide unusual and varied recreation facilities and to utilize excess or generally unused land by bypassing usual natural obstacles, thereby reducing overall construction and development costs of the project. All provisions of Sections 8.7 shall prevail, except as provided herein:

1) Parks designed to provide a cluster type arrangement may reduce the lot size allotting on common open space by ten percent (10%) provided the reduced area is equally divided on the common open space.

2) The portion of the lot to be reduced shall be the rear park, which may be reduced to two feet. The front and side yard setbacks shall remain uniform throughout the development.

3) In travel trailer parks, mobile home parks, and related facilities, parking spaces shall be designed in a manner that will ensure that each space will be serviced by the park and that the space will be developed with related recreational space.

4) Management headquarters, recreational facilities, toilet, shower, laundry facilities and other uses and structures customarily incidental to the operation of a travel trailer park for a period not to exceed thirty (30) days.

5) Said travel trailer park shall be subject to the requirements of the Mid-Michigan Department of Health.

6) No trailer parks except with direct access to a County, State or Federal Highway with a minimum lot width of not less than fifty (50) feet for the person used for entrance and exit. No entrance or exit shall be through a residential district or shall require movement of traffic from the park through a residential district.

7) The minimum lot per park shall be three acres (3,000 square feet), provided the area is occupied by travel trailer parks, mobile home parks and related facilities.

8) Such establishments and the parking area primarily related to their operations shall not occupy more than ten percent (10%) of the area of the park.

9) Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the park.

10) Such establishments shall be restricted in their use of occupance of the park.

11) No space shall be so located that any part intended for occupancy for sleeping purposes shall be less than two (2) feet in height.

12) Such establishments shall present no evidence of any clearly visible outdoor living. All other lighting for identification or advertising purposes shall not exceed thirty-five (35) feet in height or more than one and one-half (1 1/2) stories, or twenty (20) feet in height.

13) Lighting for negative or flood lights shall be used for lighting on other purposes. No other lighting for identification or advertising purposes shall have a visible source of illumination.

14) No lighting shall shine on adjacent properties, or from creating any type of nuisance or health hazard. If unsafe conditions are present in either the water or sanitary sewer or disposal system, the special use permit will automatically be terminated upon the recommendation of the Mid-Michigan Department of Health.

15) No trailer parks except with direct access to a County, State or Federal Highway with a minimum lot width of not less than fifty (50) feet for the person used for entrance and exit. No entrance or exit shall be through a residential district or shall require movement of traffic from the park through a residential district.

16) The plumbing connections to each mobile home site shall be provided by the park and furnished to each site underground only. All tanks shall be of an approved type to comply with building and fire codes and shall be equipped with vent pipes and with filled valves.

17) Storage of goods and articles underneath any mobile home shall not be permitted.

18) No mobile home site shall be located within one hundred (100) feet from any mobile home site served.

19) Television Antennas: Every mobile home park shall contain a minimum of twenty (20) feet in height.

20) Refuse and Garbage: All refuse and garbage shall be collected in solid waste containers approved and accepted by the Michigan Health Department.

21) Electricity, Lighting, Telephones, Oil, Gas: All wiring for electrical and lighting facilities shall be approved and accepted by the Michigan Health Department.

22) Management headquarters, recreational facilities, toilet, shower, laundry facilities and other uses and structures customarily incidental to the operation of a travel trailer park for a period not to exceed thirty (30) days.

23) Management headquarters, recreational facilities, toilet, shower, laundry facilities and other uses and structures customarily incidental to the operation of a travel trailer park for a period not to exceed thirty (30) days.

24) Mobile Home Sales The sale of mobile homes shall be permitted by individual owners that shall not be construed, how­ever, to include the resale of mobile homes as a dealership or franchise.

25) Entrance and Garbage: All refuse and garbage shall be col­lected at least once weekly. Where public service is not avail­able, other service shall be provided by the park. Central re­fuse incinerators shall be permitted, subject to the review of the Zoning Administrator.

26) Storm-Fill-at-Resale: In addition to aforementioned ac­counts, there shall be provided for within an enclosed structure, below grade, to be used as a fill box, storm and weather shelter and of sufficient size to accommodate the entire resident population of the park, said facility may or may not be in conduc­tion with the recreation building or mobile home park office build­ing.

27) Mobile Home Sales: The sale of mobile homes shall be permitted by individual owners; this shall not be construed, how­ever, to include the resale of mobile homes as a dealership or franchise.

28) Entrance and Garbage: All refuse and garbage shall be col­lected at least once weekly. Where public service is not avail­able, other service shall be provided by the park. Central re­fuse incinerators shall be permitted, subject to the review of the Zoning Administrator.

29) Storm-Fill-at-Resale: In addition to aforementioned ac­counts, there shall be provided for within an enclosed structure, below grade, to be used as a fill box, storm and weather shelter and of sufficient size to accommodate the entire resident population of the park, said facility may or may not be in conduc­tion with the recreation building or mobile home park office build­ing.

30) Mobile Home Sales: The sale of mobile homes shall be permitted by individual owners; this shall not be construed, how­ever, to include the resale of mobile homes as a dealership or franchise.

31) Entrance and Garbage: All refuse and garbage shall be col­lected at least once weekly. Where public service is not avail­able, other service shall be provided by the park. Central re­fuse incinerators shall be permitted, subject to the review of the Zoning Administrator.

32) Storm-Fill-at-Resale: In addition to aforementioned ac­counts, there shall be provided for within an enclosed structure, below grade, to be used as a fill box, storm and weather shelter and of sufficient size to accommodate the entire resident population of the park, said facility may or may not be in conduc­tion with the recreation building or mobile home park office build­ing.

33) Mobile Home Sales: The sale of mobile homes shall be permitted by individual owners; this shall not be construed, how­ever, to include the resale of mobile homes as a dealership or franchise.
areas by allowing the developer to reduce development costs through the by-passing of natural obstacles in the residential site.

3) To encourage variety in the physical development pattern by providing a mixture of building types.

8.6.3 QUALIFYING CONDITIONS: Any application for a special use permit shall meet the following conditions for qualification for consideration as a planned unit development:

1) The planned unit development site shall be no less than twenty (20) acres in area, and shall be under the control of one owner or group of owners, and shall be capable of being planned and developed as one integral unit.

2) The planned unit development shall be located within the R-1B or R-1C Residential Districts.

3) The water and sewer facilities shall be adequate or shall be provided as part of the site development.

4) The proposed population density of the planned unit development shall not be greater than that which has been developed with the lot area requirements of the particular zone district in which it is located.

5) For each square foot of land gained through the reduction or averaging of lot sizes, equal amount of land shall be dedicated to the Township or shall be set aside for the common use of the home or lot owners within the planned unit development under local procedures which shall also give the Township a covenant or interest therein, so that there are assurances that the proposed open space shall remain open.

6) The proposed planned unit development shall meet all of the general standards outlined in this Article, Section 8.1.

8.6.4 USES THAT MAY BE PERMITTED: The following uses of land and structures may be permitted within planned unit developments within the R-1B and R-1C Residential Districts:

1) All uses permitted by right, under special conditions, or under special use permit in the R-1B and R-1C Residential Districts, Provided, however, that any special use permit applications are subject to the provisions thereof.

2) Two-Family dwellings.

3) Permissive Minimum Lot Area: Notwithstanding other provisions that the required open space shall remain open.

4) Accessory buildings shall not exceed a height of fifteen (15) feet.

5) Maximum Permissible Building Height: Two and one-half (2.5) stories, but not exceeding thirty-five (35) feet.

6) One-Family Detached Dwelling Units: Twelve thousand (12,000) square feet of lot area within the R-1B Residential District and seventy-five hundred (7,500) square feet of lot area within the R-1C Residential District.

7) Two-Family Dwellings: Twenty thousand (20,000) square feet of lot area within the R-1B Residential District and thirty thousand (30,000) square feet of lot area within the R-1C Residential District.

8) Townhouses, Row Houses, or Other Similar Dwelling Types: Three thousand (3,000) square feet of lot area within the R-1B Residential District and five thousand (5,000) square feet of lot area within the R-1C Residential District.

9) Planned Condominiums: Provided that five percent (5%) of the total acres of land available for development within a planned unit development shall be set aside for common open space purposes, and dividing the remaining net area by allowing the developer to reduce development costs through the by-passing of natural obstacles in the residential site.

10) Minimum Lot Size Variation Procedure: The lot area for planned unit developments within the R-1B and R-1C Residential Districts may be averaged or reduced from three acres required by the applicable zoning district within which it is located by compliance with the following procedures:

a) Site Amenities and Access: The gross acres proposed for a planned unit development shall be determined to be the total land area available for development into lots under the provisions of this Section and within the applicable zoning district in which the proposed planned unit development is located.

b) Lot Size Variation Procedure: Provided that the following conditions shall be met:

1. The total area of land to be averaged or reduced shall be not less than five (5) dwelling units.

2. The minimum area of land to be averaged or reduced shall be not less than five (5) dwelling units.

3. Permissive Minimum Lot Area: Notwithstanding other provisions, the minimum lot area required by the zone district in which the planned unit development is located, Provided, however, that the total number of dwelling units and/or lots created within the applicable zoning district in which the planned unit development is located, Provided, that the following minimum yard requirements:

a) Front Yard: Twenty-five (25) feet for all dwellings.

b) Side Yard: Eight (8) feet on each side for all dwellings and two-family dwelling units for townhouses or row houses provided:

1. That front yard requirements may be varied by the Planning Commission after consideration of the following factors: the amount and type of accessory uses and services to be located within or associated with the proposed planned unit development;

2. That maximum building height shall be three stories, and a maximum building height of two stories for townhouses or row houses.

3. That no variance in lot area requirements shall be allowed if the tract were developed under the minimum lot area requirements of this Ordinance.

4. That common greens or park land shall be set aside for the use of the general public. The Planning Commission shall determine which of these options is most appropriate and shall recommend to the Township Board one of the following open space uses in lieu of the approval of a special use permit for a planned development:

a) That open space land shall be conveyed by proper legal procedures from the tract owner or owners to a home owners association or other similar nonprofit organizations so that the tract owner or owners shall retain a legal interest in the proceeds from the sale of such land.

b) Under this procedure, individual lots may be reduced and/or lot sizes may be created under this procedure, so that the location and extent of said land conform to the development plan for the Township, and provided further, that the available space as open space land shall be conveyed to the Township to assure that open space land shall remain open.

5. Maximum Permissible Building Height: Two and one-half (2.5) stories, but not exceeding thirty-five (35) feet.

6. Accurately boundaries shall not exceed a height of fifteen (15) feet.

8.6.5 LOT SIZE VARIATION PROCEDURE: The lot area for planned unit developments within the R-1B and R-1C Residential Districts may be averaged or reduced from three acres required by the applicable zoning district within which it is located by compliance with the following procedures:

1) Site Amenities and Access: The gross acres proposed for a planned unit development shall be determined to be the total land area available for development into lots under the provisions of this Section and within the applicable zoning district in which the proposed planned unit development is located.

2) Lot Size Variation Procedure: Provided that the following conditions shall be met:

a) That open space land shall be conveyed by proper legal procedures from the tract owner or owners to a home owners association or other similar nonprofit organizations so that the tract owner or owners shall retain a legal interest in the proceeds from the sale of such land.

b) Under this procedure, individual lots may be reduced and/or lot sizes may be created under this procedure, so that the location and extent of said land conform to the development plan for the Township, and provided further, that the available space as open space land shall be conveyed to the Township to assure that open space land shall remain open.

5. Maximum Permissible Building Height: Two and one-half (2.5) stories, but not exceeding thirty-five (35) feet.

6. Accurately boundaries shall not exceed a height of fifteen (15) feet.

8.6.6 OPEN SPACE REQUIREMENTS: For each square foot of land gained through the averaging or reduction of lot sizes under the provisions of this Section, equal amounts of land shall be provided in open space. All open space, tree cover, recreational areas, scenic views, or other scenic or recreational areas shall be either set aside as common land for the sole benefit, use, and enjoyment of present and future lot or home owners within the development or be dedicated to the Township to be used as park land for the use of the general public. The Planning Commission shall determine which of these options is most appropriate and shall recommend to the Township Board one of the following open space uses in lieu of the approval of a special use permit for a planned development:

a) That open space land shall be conveyed by proper legal procedures from the tract owner or owners to a home owners association or other similar nonprofit organizations so that the tract owner or owners shall retain a legal interest in the proceeds from the sale of such land.

b) Under this procedure, individual lots may be reduced and/or lot sizes may be created under this procedure, so that the location and extent of said land conform to the general development plan for the Township, and provided further, that the available space as open space land shall be conveyed to the Township to assure that open space land shall remain open.

5. Maximum Permissible Building Height: Two and one-half (2.5) stories, but not exceeding thirty-five (35) feet.

6. Accurately boundaries shall not exceed a height of fifteen (15) feet.

8.6.7 USES THAT MAY BE PERMITTED: Gasoline service stations are defined as an existing use within the R-1C Residential District and shall be found in certain areas within the R-1C Residential District.

8.7.1 AUTHORIZATION: Local and special needs for gasoline service stations require careful planning to properly integrate these uses into the pattern of existing service stations and retail activities. Because such integration requires special consideration of gas stations, walkways, and retail facilities, the following standards shall be applied to any gasoline service station. The Planning Commission shall determine which of these options is most appropriate and shall recommend to the Township Board one of the following open space uses in lieu of the approval of a special use permit for a planned development:

a) That open space land shall be conveyed by proper legal procedures from the tract owner or owners to a home owners association or other similar nonprofit organizations so that the tract owner or owners shall retain a legal interest in the proceeds from the sale of such land.

b) Under this procedure, individual lots may be reduced and/or lot sizes may be created under this procedure, so that the location and extent of said land conform to the general development plan for the Township, and provided further, that the available space as open space land shall be conveyed to the Township to assure that open space land shall remain open.

5. Maximum Permissible Building Height: Two and one-half (2.5) stories, but not exceeding thirty-five (35) feet.

6. Accurately boundaries shall not exceed a height of fifteen (15) feet.

8.7.2 USES THAT MAY BE PERMITTED: Gasoline service stations are defined as an existing use within the R-1C Residential District and shall be permitted in the R-1C Residential District. Provided that such gasoline service stations are permitted in the R-1B Residential District and thirty percent (30%) for the R-1C Residential District. These percentages shall apply regardless of the amount of land proposed for gasoline service stations.

8.7.3 SITE DEVELOPMENT REQUIREMENTS: The following requirements shall apply to any gasoline service station. The Planning Commission shall determine which of these options is most appropriate and shall recommend to the Township Board one of the following open space uses in lieu of the approval of a special use permit for a planned development:

a) That open space land shall be conveyed by proper legal procedures from the tract owner or owners to a home owners association or other similar nonprofit organizations so that the tract owner or owners shall retain a legal interest in the proceeds from the sale of such land.

b) Under this procedure, individual lots may be reduced and/or lot sizes may be created under this procedure, so that the location and extent of said land conform to the general development plan for the Township, and provided further, that the available space as open space land shall be conveyed to the Township to assure that open space land shall remain open.

5. Maximum Permissible Building Height: Two and one-half (2.5) stories, but not exceeding thirty-five (35) feet.

6. Accurately boundaries shall not exceed a height of fifteen (15) feet.

8.7.4 USES THAT MAY BE PERMITTED: Gasoline service stations are defined as an existing use within the R-1C Residential District and shall be permitted in the R-1C Residential District. Provided that such gasoline service stations are permitted in the R-1B Residential District and thirty percent (30%) for the R-1C Residential District. These percentages shall apply regardless of the amount of land proposed for gasoline service stations.
8.8 CUSTOMARY HOME OCCUPATIONS

8.8.1 AUTHORIZATION: It is the intent of this section to authorize customary home occupations as practicable, but such permission shall be granted only when it is determined that such use is not injurious to the neighborhood, nor to the general public welfare, and that no employees, other than the occupant, shall be employed by the occupant with such use, and that no employees, other than the occupant, shall be employed by the occupant in connection with such use, and that no employees, other than the occupant of the dwelling, are engaging in such activities.

2) Professional office for occupancy by not more than one (1) physician, surgeon, dentist, attorney, architect, engineer, or similar professional employees with the occupant, PROVIDED that no more than one-half (1/2) of the floor area of any one story of the dwelling is devoted to such activities. All outdoor activities shall be carried on in connection with such use, and that no employees, other than the occupant of the dwelling, are engaging in such activities.

3) There shall be no external evidence of such occupations or uses except a small announcement or identification sign in accordance with Article VI, Section 5.2.

4) The occupational or uses are intended to provide flexibility in the application of this Ordinance, but such permission shall be granted only when it is determined that such use is not injurious to the neighborhood, nor to the general public welfare, and that no employees, other than the occupant, shall be employed by the occupant in connection with such use, and that no employees, other than the occupant, shall be employed by the occupant in connection with such use, and that no employees, other than the occupant of the dwelling, are engaging in such activities.

5) No yard setback shall be planted with trees, grass, and shrubs to minimize the appearance of the installation. The opening and structure material shall be determined by the Planning Commission.

6) No open burning shall be permitted and all industrial processes involving the use of equipment for cutting, conveying, or packaging shall be conducted within a completely enclosed building.

b) Any use shall comply with all regulations for the M-1 Industrial District, Article V, Section 5.2.

c) Any use shall be located within the fence-in area.

d) The Planning Commission shall review the installation and determine the appearance of the installation.

8.9 SPECIAL USES THAT MAY BE PERMITTED: The Planning Commission may recommend to the Township Board any additional conditions and safeguards that are deemed necessary for the protection of the public welfare.

8.9.1 AUTHORIZATION: Because of particular functional and operational characteristics, certain land and structure uses have a high potential of being injurious to surrounding properties, and to the general public welfare. Many of these uses may also be injurious to the Township as a whole unless they are controlled by minimum standards of construction and operation. It is the intent of this Section to provide a framework of regulatory standards to be utilized as a basis for approving or disapproving special uses which may be permitted by issuance of a special use permit. Customary home occupations may be permitted in any Residential or Agricultural District under the conditions specified in Section 8.1 and the applicable specified conditions of this Ordinance.

8.9.2 SPECIAL USES THAT MAY BE PERMITTED: Customary home occupations such as hairdressing, medical, janitorial, bookkeeping and accounting services, real estate, and insurance sales when carried on by the occupant with such use. No employee, other than the occupant with such use, shall be employed by the occupant in connection with such use. No employee, other than the occupant, shall be employed by the occupant in connection with such use. No employee, other than the occupant of the dwelling, are engaging in such activities.

9) Airports or airfields, within any Agricultural Zone District.

10) Industrail or Agricultural zone districts.

11) Sand, gravel pits, or quarries, within any Agricultural Zone District.

12) Commercial structures, billboards restricted to Highway Service Districts.

13) Airports or airfields, within any Agricultural Zone District.
A minimum yard of one hundred (100) feet shall separate all structures, or portions thereof, located in the street, from any public street or highway for access or egress purposes. This yard shall be landscaped in accordance with the following rules: One (1) ticket gate for three hundred (300) car capacity theaters; two (2) ticket gates for six hundred (600) car capacity theaters; three (3) ticket gates for eight hundred (800) car capacity theaters; four (4) ticket gates for one thousand (1000) car capacity theaters.

Vehicle standing space shall be provided between the ticket gates and the street or highway right-of-way line to a distance of at least thirty percent (30%) of the vehicular capacity of the theater.

Drive-in theater picture screens shall not be permitted to face any public street and shall be so located as to be out of view from any major thoroughfare. The picture screens shall not exceed sixty-five (65) feet in height.

The proposed site shall have at least one (1) property line fence. The proposed site shall be at least two (2) acres in area. All uses shall be enclosed by a fence six (6) feet or more in height. All streets and sidewalks shall be directly from said thoroughfares.

One (1) ticket gate for three hundred (300) car capacity theaters; two (2) ticket gates for six hundred (600) car capacity theaters; three (3) ticket gates for eight hundred (800) car capacity theaters; four (4) ticket gates for one thousand (1000) car capacity theaters.

Vehicle standing space shall be located by right-of-way line to a distance of at least thirty percent (30%) of the vehicular capacity of the theater.

Fence, and the residential or agricultural property. Grass, plant materials, and structural screens of a type approved by the Planning Commission shall be provided in accordance with the following ratios: One (1) ticket gate for three hundred (300) car capacity theaters; two (2) ticket gates for six hundred (600) car capacity theaters; three (3) ticket gates for eight hundred (800) car capacity theaters; four (4) ticket gates for one thousand (1000) car capacity theaters.

Vehicle standing space shall be provided between the ticket gates and the street or highway right-of-way line to a distance of at least thirty percent (30%) of the vehicular capacity of the theater.

Drive-in theater picture screens shall not be permitted to face any public street and shall be so located as to be out of view from any major thoroughfare. The picture screens shall not exceed sixty-five (65) feet in height.

The proposed site shall have at least one (1) property line fence. The proposed site shall be at least two (2) acres in area. All uses shall be enclosed by a fence six (6) feet or more in height. All streets and sidewalks shall be directly from said thoroughfares. All buildings and structures shall be set back at least twenty (20) feet from any public street line. Whenever the installation abuts upon property within a residential area, this two hundred (200) feet setback shall be increased by an additional five (5) feet for each two (2) stories, the building shall be set back from the initial one hundred (100) foot setback an additional one (1) foot for each foot of additional height above two (2) stories.

No more than twenty-five percent (25%) of the gross site area shall be covered by buildings.

Institutions for the Mentally Retarded, Physically Handicapped, Drug or Alcoholic Patients and Camps or Correctional Institutions:

a) The proposed site shall be at least forty (40) acres in area.

b) The proposed site shall have at least one (1) property line fence. The applicant shall file with the Township Planning Commission a map showing the proposed site and all off-street parking area shall be directly from the major thoroughfare.

c) All off-street space shall be at least one hundred (100) feet from any boundary lines or street lines. Buildings less than two (2) stories shall be no closer than fifty (50) feet to any property or street line. For buildings above two (2) stories, the building shall be set back from the initial one hundred (100) foot setback an additional one (1) foot for each foot of additional height above two (2) stories.

d) No more than twenty-five percent (25%) of the gross site area shall be covered by buildings.

e) No use shall be established or maintained in accordance with all applicable State of Michigan Statutes. If any of the requirements of this subsection are less than those in applicable State Statutes, the State requirements shall prevail.

f) The applicant shall file with the Township Planning Commission, a performance bond in such amount as the Planning Commission shall deem sufficient to insure completion of the work following excavation pursuant to the conditions as set forth in Section 4.1.

g) No fixed machinery shall be erected or maintained within five (5) feet of any railroad or street line. Forces the fences shall be adequate to prevent trespass, and shall be placed no closer than twenty-five (25) feet to the top or bottom of any slope.

h) No slope shall exceed an angle with the horizontal of forty-five (45) degrees.

i) The grades of operations, gravel and sand pits, and quarries shall be completely and continually drained of water when not in operation. The draining of any man-made lake or ponds shall be reasonably graded and treated to prevent erosion of the area.

j) No building shall be erected on the premises except as may be permitted in the general zoning ordinance or except as may be approved by the Planning Commission.

k) All areas within any single development shall be re- landscaped and surveyed by the Planning Commission as to whether they shall be included in areas to be considered as being entirely landscaped, and blended with the natural surrounding ground form.

l) All areas within any single development shall be re- landscaped and surveyed by the Planning Commission as to whether they shall be included in areas to be considered as being entirely landscaped, and blended with the natural surrounding ground form.

m) All areas within any single development shall be re- landscaped and surveyed by the Planning Commission as to whether they shall be included in areas to be considered as being entirely landscaped, and blended with the natural surrounding ground form.

n) All areas within any single development shall be re- landscaped and surveyed by the Planning Commission as to whether they shall be included in areas to be considered as being entirely landscaped, and blended with the natural surrounding ground form.

o) All areas within any single development shall be re- landscaped and surveyed by the Planning Commission as to whether they shall be included in areas to be considered as being entirely landscaped, and blended with the natural surrounding ground form.
Common Land: A parcel or parcels of land together with the improvements thereon intended for the exclusive use of owners and occupants of the individual building units in a planned unit development.

Disability: A decline is a unit of measurement of the loudness of sound. Level meters which are employed to measure the loudness of sound are frequently calibrated to the standards established by the National Institute of Standards and Technology. The loudness of sound is measured in decibels.

Density: The number of dwelling units rising upon, or to be developed upon, a net area of land.

District: Any area of land for which there are uniform regulations governing the use of buildings and premises, density of development, yard requirements, and height and setback standards.

Dwelling: Any building, or portion thereof, which is designed or used exclusively for the occupation by one family.

Dwelling Unit: A building or portion thereof designed exclusively for residential occupancy by one (1) family, and having cooking facilities.

Erector: The building, construction, alteration, reconstruction, moving upon, or any physical activity upon a premises or lot.

Essential Services: The erection, construction, alteration, or maintenance by public utilities or municipal departments or commissions, of underground or overhead gas, electric, telephone transmission or distribution systems including poles, wires, mains, ducts, sewers, pipes, conduits, cable, towers, fire alarm basements, public cell basements, traffic signals, hydro-electric and other similar equipment and accessories in connection therewith, but not including buildings, commonly necessary for the furnishing of adequate service by such public utilities or departments, or commissions.

Family: Any individual, or two (2) or more persons related by blood, marriage, or adoption, or a group not to exceed two (2) persons not related by blood or marriage, occupying a building and living as a single nonprofit household unit with single culinary facilities as distinguished from a group occupying a boarding house, hotel, hostel, or other similar dwelling for group use. The usual domestic servants residing on the premises shall be considered as part of the family.

Farm: A parcel of land consisting at least ten (10) acres which is used in the cultivation of fruits, vegetables, the raising of agricultural products, livestock, poultry and dairy products. It includes necessary farm structures within prescribed property boundaries and the storage of equipment and implements. It excludes areas of flooding, hedges, ditches, marshes, wetlands, or academies, libraries or boarding schools, and dog kennels.

Garage: An accessory building or structure not part of a principal building or structure related thereto. Garages also mean any area or structure used for parking motor vehicles. For the purpose of this Ordinance, this term shall include any structure or structures thereon, that is used or designed for polishing, painting, or otherwise cleaning or servicing such motor vehicles.

Graves: Finishes The completed surfaces of lawns, walks, and roads brought to such an extent as to constitute essential elements in the property related thereto.

Guest Dwell A room or group of rooms occupied, arranged or designed for occupancy by one (1) or more guests for compensation.

Hotel: A building in which the rooms are occupied or designed for temporary lodging places for individuals who are lodged with or without meals and in which there are sleeping rooms served only by a general kitchen and dining facility located in the building.

Junk: Yards Any land or building over two hundred (200) square feet in area used for abandonment, storage, keeping, collecting, or hauling of paper, rags, scrap materials, other scrap or discarded materials, or for abandonment, demolition, dismantling, storage or swamping of automobiles or other vehicles or machinery, or parts thereof.

Kennel: Any lot or premises used for the care, boarding, or breeding of dogs, cats, or other household pets. Kennels shall also mean the keeping of five (5) or more dogs, cats, or other household pets over the age of six (6) months.

Lodge: Housing A building in which there are sleeping rooms only and in which no cooking facilities are provided.

Lodging: Housing A building which contains dwelling units and is designed or used for the exclusive occupancy by one (1) or more persons for compensation.

Lot Width: The width measured along the front line of a street right-of-way and a lot.

Low Land occupied or to be occupied by buildings, structures, land use, or groups of buildings together with the streets, alleys and rights or ways as are required under this Ordinance and having its principal frontage upon a street.

Lot: Corner A lot which has at least two (2) contiguous sides abutting upon a street for their full lengths.

Lot: Depth of The mean distance from the street line of the lot to its opposite rear line measured in the general direction of the side lines of the lot.

Lot: Linear The house having a lot or lots as herein described.

Lot: Record A lot which is part of a subdivision, the map of which has been recorded in the Office of the Register of Deeds in Clinton County, Iowa, or a lot described by metes and bounds, the deed to which has been recorded in the Office of the Register of Deeds in Clinton County, Iowa.

Lot: Width Of The width measured along the front lot line or street line.

Major Arterial Moves through traffic at moderate speeds, and high volumes to and from expressways, freeways and other...
major traffic generators.

Minor Arterials: Moves through traffic at moderate speeds and volumes and is not major arterial, expressway and other traffic generators. This provides direct access to Schulter properties.

Minor Streets: A public way, the principal use or function of which is to give access to Schulter properties.

Metros: A building or group of buildings, whether detached or attached to each other and designed primarily for transient automobile travelers and providing for accessory off-street parking facilities. The term shall include buildings designed as "motor courts," "motor courts," "motor hotels," and similar appurtenant uses, as are designed as independent units of individual rooms under common ownership.

Open Space: Any structure used or designed for sleeping, living, business or storage purposes, having no foundation other than walls, blocks, slabs, jacks or similar support and which has been or reasonably can be torn down or drawn by motive power.

Mobile Home Parks: Any lot, site, parcel or tract of land under the control or management of any person, upon which two (2) or more trailer courts are parked, or which is offered to the public for that purpose, regardless of whether a change in that use shall be made thereof or not, and including any building, structure, lot, vehicle, or encroachment used or intended to be used as part of the equipment of such trailer park.

Nonconforming Use: A building, structure, or use of land existing at the time of enactment of this Ordinance, and which does not conform to the regulations of the district or zone in which it is situated.

Open Spaces: Any occupied space open to the sky on the same lot with which it is connected.


Principal Use: The main use to which the premises are devoted or the principal purpose for which the premises exist.

Public Utilities: Any person, firm, corporation, municipal department or board fully authorized to furnish to the public electricity, gas, steam, telephone, telegraph, transportation or water.

Recreation: Privately a recreational space or structure, or combination thereof, belonging to and/or operated by private interests wherein the premises exist by private individuals and/or organizations and/or the public, consisting primarily of man-made structures and/or other artificial appurtenances which are necessary to form the basis for such use.

Right-of-Ways: A street, alley, or other thoroughfare or easement thereby established for passage of vehicles.

Rooming House: A building where lodging only is provided for compensation.

Signs: Any words, lettering, parts of letters, figures, numbers, figures, phrases, sentences, emblems, devices, designs, trade names or marks or combination thereof, by which anything is made known, such as the designation of an individual, a firm, an association, a profession, a business, a commodity, or product which are visible from any public way and used as an outdoor display.

Site: Area: The total area within the property lines excluding street right-of-ways.

Smoke: A smoke unit is the number obtained when the smoke density in Ringelmann's number is multiplied by the time in minutes during which the smoke occurred. For the purpose of this calculation, a Ringelmann density reading shall be made at least once a minute during the period of observation, each reading is then multiplied by the time in minutes during which it was observed. The various products are then added together to give the total number of smoke units during the entire observation period.

Smoke: Privates: An accessory building in which horses are kept for private use and not for hire, remuneration, or sale.

Story: Half: A space under a sloping roof which has the line of the lot and extending from the front yard to the rear yard line. The depth of the rear yard shall be measured between the rear line of the lot, or the center line of the alley, if there be an alley, and the rear line of the building.

Stable: Private: A recreational space or structure, or combination thereof, belonging to and/or operated by private interests wherein the premises exist by private individuals and/or organizations and/or the public, consisting primarily of man-made structures and/or other artificial appurtenances which are necessary to form the basis for such use.

Street Line: The legal line of demarcation between a street and the rear line of the building.

Street: Provides direct access to individual Schulter properties.

Street: The legal line of demarcation between a street and a street right-of-way.

Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

Township Board: Bath Charter Township Board.

Travel Trailer Parks: See Mobile Home Parks.

Travel Trailer: A recreational vehicle designed to be used for temporary residence purposes, and commonly known as travel trailers.

Travel Trailer Parcels: See Overnight and Destination.

Travel Trailer Parks: See Overnight and Destination.

ARTICLE XI VALIDITY

Should any article, section, clause, or provision of this Ordinance be declared by the courts to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any provision thereof other than the part declared to be invalid.

ARTICLE XII REPEALS

All ordinances and parts of ordinances in conflict with any provisions of this Ordinance are hereby repealed to the extent of such conflict.

ARTICLE XIII EFFECTIVE DATE

The Ordinance should become effective April 1, 1971.

Faxed and adopted by the Township Board of the Charter Township of Beth, Clinton County, Michigan, this first day of February, 1971.

Attest LEE D. REASONER Township Clerk

Bath Charter Township Ordinance No. 12

A true copy of this Ordinance was published in its entirety in Clinton County News on March 3, 1971.

LEE D. REASONER Township Clerk

HISTORY OF ADOPTION

Township Board of resolution of intent Sept. 21, 1970.


Planning Commission Public Hearing Nov. 9, 1970.

Planning Commission referral to Clinton County Zoning Commission Nov. 30, 1970.

Planning Commission referral to Township Board Jan. 18, 1971.


PUBLIC NOTICE of Intent.


Effective date of Ordinance, April 1, 1971.