Vandals cause damage at Mt. Rest Cemetery

ST. JOHNS—An undetermined amount of damage was done to the Mt. Rest Cemetery Thursday evening after an undetermined number of vandals broke into the cemetery late in the evening.

ST. JOHNS, March 31.—Robert Luoma, representing the Haneys, told the County News last week that an agreement had been reached that the hotel would be sold to Willard Searles of St. Johns.

ST. JOHNS-—Local people displayed their talents at Crafts Fair at the Mt. Rest Community Center on Saturday afternoon. The event was sponsored by the Clinton County 4-H Club.

The All-school musical "Carnival" opened for the final weekend under the "trifecta" of St. John's High School administration.

The play features all of the students in the school, with much of the music performed by the students. The play will be performed for the final time at 8:00 pm tonight.

Vanderbylts sale approved

ST. JOHNS—The Vanderbylts have approved a land contract at the time of the fire.

Local people display talent at Crafts Fair

One of the features of the Crafts Fair was the local school, where all of the students were recognized by the Friends of the Bement Public Library for their contributions to the library.

The All-school musical "Carnival" opened for the final weekend under the "trifecta" of St. John's High School administration.

The play features all of the students in the school, with much of the music performed by the students. The play will be performed for the final time at 8:00 pm tonight.
sessions from June 14-June 22, Co-chairmen of Girls State are Mrs. Lela Robinson who represents St. John's Woman's Club, and Maridell Furry, daughter of Mr. and Mrs. John Furry, and Lela Robinson who represents St. John's Woman's Club, and Maridell Furry, daughter of Mr. and Mrs. John Furry, and Lynne Furry, daughter of Mr. and Mrs. John Furry. The girls, both 11th graders at St. John's High School, will attend Girls State which will be held on the campus of Olivet College, Olivet. The girls, both 11th graders at St. John's High School, will attend Girls State which will be held on the campus of Olivet College, Olivet. Girls State is an annual event sponsored by the American Legion Auxiliary. The purpose of Girls State is to give young women an opportunity to learn about government and to develop leadership skills. The girls will participate in various activities, such as debates, committee work, and floor sessions, to gain a better understanding of how government works. The girls will also have the opportunity to meet and interact with other girls from across the state. The Girls State program is based on the premise that if young women are given the opportunity to learn about government and to develop leadership skills, they will be more likely to become involved in the political process. This is an important goal, as it is essential to ensure that the government is responsive to the needs of all citizens, regardless of gender. The Girls State program is a valuable resource for young women who are interested in learning about government and in developing their leadership skills.
**American Legion Auxiliaries initiate new members**

The St. John's American Legion Auxiliary recently installed its new executive board. Mrs. C.W. Hamilton was re-elected President; Mrs. J. DeCamp was re-elected Vice-President; Mrs. P. Leach was elected Secretary-Treasurer; and Mrs. G. Flock was elected Assistant Secretary-Treasurer. The Auxiliary installed in the presence of the American Legion.

**Donkey basketball benefits Boys Club**

ST JOHNS - St. John's Masons and the Clinton County Lioness Clubs, in conjunction with the Clinton County Jaycees, and with the aid of the local American Legion Auxiliary, set up the Donkey Basketball Tournament to benefit the Boys Club. Games are being played at the St. John's High School. Proceeds from the tournament will be used to finance the Boys Club Project.

**Set Little League try-outs**

ST JOHNS - St. John's Little League try-outs were held at the St. John's Little League field on Tuesday, May 7, and Thursday, May 9.

**Hearing Aid Consultation**

St. John's Episcopal Hospital

800 N. Washington Ave.

ST. JOHNS, MICH.

LANSING PHONE 452-1283

**Buckeye Donkey Ball**

**Merchants vs Teachers**

Boys Club vs Fowler JC's

**Tuesday, April 29**

St. Johns High School Gym

Time: 7:30 p.m.

Advance tickets at: etc.

Proceeds to Boys Club

**Plan finalized for Style Show**

The Clinton Memorial Hospital Auxiliary is having a style show, at 7:30 p.m. on April 23, in the auditorium of the hospital.

**Slowpitch sign-up time**

Application forms for the 1975 slow pitch program can be picked up at the city office. Tournament will be held May 9 at the Ravine.

**We invite you to stop in and visit**

ST. JOHNS NEWEST AND LATEST HARDWARE STORE

**Total Hardware**

Electrical Plumbing Supplies

Hand Tools - Power Tools - Paint

Lawn & Garden Equipment

CLINTON TRACTOR AND HARDWARE

108 E. RAILROAD ST.

ST. JOHNS, MICH.

**Jerry's New & Used Furniture**

Has moved to a new location!

114 N. CLINTON

Open daily 10 a.m. to 5 p.m.

**BUCKEYE DONKEY BALL**

Merchants vs Teachers

Boys Club vs Fowler JC's

**April 29, 1975**

**Clinton County News, St. John's, Michigan**

- **One good bargain... deserves another.**

However, there's a difference.

The young on the right is an exception. It was prepared in his house and transported intact. The young on the left is a risk, even when transported properly.
Judith Ann Heibeck weds Stuart Hazel

The wedding of the bride, Judith Ann Heibeck, to the groom, Stuart Hazle, was held at the First United Methodist Church in St. Johns, Michigan on April 23, 1975. The ceremony was at 3 pm, and the reception followed at the home of the bride's parents.

The bride, wearing a white peau de soi gown, was accompanied by her mother, who helped fasten the veil. The train was embroidered with a white peau de soi, and the bride held a bouquet of yellow mums. The groom was dressed in a navy blue suit and wore a white tie.

The bridesmaids were dressed in gowns of blue, and the groomsmen wore navy blue suits. The boutonnieres were of white orchids.

The guest list included many family members and friends of the couple. The reception was held at the home of the bride's parents, and the newlyweds left for a 2-week honeymoon in Florida.

For more information, please contact Mrs. Helen Heibeck or Mr. Charles Hazle at their home in St. Johns, Michigan.
Students compete in skills-leadership meet

BY JUDY - Five Clinton Area Center Automotive Instruction Division and six Fowler High School students were among many students from throughout the region who participated in the First Annual Regional US Chrysler Skills Leadership Conference held recently.

Central Career Center students participated in the Automotive Instruction Division and within that, the division teams comprised of automotive students from the automotive technology division attended the competition held at the Battle Creek Technical School on April 4, 5 and 6.

In the automotive trouble shooting division, of which seven Fowler High School students were entered, Darrell Momber placed fifth, and Bob Moulton, fourth. The team of three, momber, Moulton, and Harry Souter from Fowler High School also competed.

It seems that there are so many things to be said to the people of my community and my country. From speaking for the Air Force Academy, "Chords" have been constantly on the go since our St. John's concerts.

The shows, we can't expect to be in St. John's often. As you probably know, "Chords" have been constantly on the go since our St. John's concerts. It's true that we expect to be in the Osage again sometime this summer. We have made all of the expenses. We have no more reason to expect to be in St. John's than we have now. We are not a group that is just here to do concerts for your town. We are a group that goes to concerts for all of the towns, and we are not in St. John's to do concerts for the Osage.

Don't be surprised if we are not an "Osage" program to the Osage. We are not a group that has been programmed for the Osage. We are a group that has been programmed for the Osage, and we have not taken our concert to the Osage. We have not taken our concert to the Osage, and we have not taken our concert to the Osage. We have not taken our concert to the Osage, and we have not taken our concert to the Osage.
The meeting was called to order at 8:25 p.m. by Vice President Daniel Bracey. A roll call of members present was conducted by Member Richard DePond, Merle Green, Bonnie Pugh, Charles Bracey, Shane Goodrich, Mark Latz, Tonya Acre, Wendy Acre, Tony Slincopt, and David J. Hilt.

The meeting was opened with prayer by Member DePond.

The agenda for the meeting included:

1. Approval of the minutes of the March 24, 1975, meeting.
2. Approval of the purchase of materials and supplies.
3. Approval of the allocation of funds to specific projects.

The following items were discussed:

1. The need for additional funding for the summer program was discussed. Members agreed to allocate additional funds to support the program.
2. The progress of the construction project was reviewed. Members were pleased with the work done so far.
3. The budget for the upcoming fiscal year was presented. Members reviewed the budget and approved it.

There being no further business to come before the Board, Secretary Bracey moved that the meeting be adjourned at 8:30 p.m.

President DePond, Merle Green, seconded the motion, and the meeting was adjourned at 8:30 p.m.
New bike to be given away on bike rodeo day

DeWitt names top students

DeWitt to join Capitol Circuit League

Ski business booms

Bicentennial buttons available

Second Senior Citizen Luncheon scheduled

Middle School holds slumber party

The Sycamore Tree of DeWitt

ANNOUNCING

Straw flower classes

Dough art classes

SEWING CLASSES

CanDees

ANNOUNCING

ANNUAL SPRING FLOWER SHOW

DEWITT - Although it is not official yet, Dewitt High School will host bicycle rodeo day on Wednesday, April 23. The bike rodeo day is planned to be a special event for the school, with participants from various parts of the community.

The event is organized by the school's bicycle rodeo organizing committee, which is made up of teachers and students.

DeWitt to join Capitol Circuit League

DeWitt's high school athletic teams have been invited to join the Capitol Circuit League. The league is a competitive sports league for schools in the Lansing area.

DeWitt's athletic teams have been participating in the league for the past few years and have performed well.

Middle School holds slumber party

The middle school has scheduled a slumber party for its students. The party is expected to be a fun and memorable event for the students.

The middle school has been planning the slumber party for weeks and has arranged for snacks, games, and entertainment.

Ski business booms

The ski business in the area has been booming this season. Many businesses have reported increased profits and bookings.

This has been due to the improved weather conditions and increased demand for skiing activities.

Bicentennial buttons available

The school has been selling bicentennial buttons to raise funds for the school's athletic programs.

The buttons are available at the school's athletic department and are expected to be a popular item among the students and parents.

Second Senior Citizen Luncheon scheduled

The school has scheduled a second senior citizen luncheon for later this week. The luncheon is expected to be a fun and interactive event for the seniors.

The school has been hosting senior citizen events regularly and has received positive feedback from the participants.

The Sycamore Tree of DeWitt

The Sycamore Tree of DeWitt is a special event that celebrates the school's history and traditions.

This year, the event will be held on April 23 and will feature speeches, music, and a variety of activities.

The event is expected to draw a large crowd and will be a memorable occasion for the students and their families.

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Clinton County News

What others are writing

Welfare fraud

"If It Fits . . .

Cats beat politicians"

CLINTON COUNTY NEWS ST. JUDE, MICHIGAN

Back through the Years

From the Clinton County News
April 20, 1970

ONE YEAR AGO

The 1970 Presidential primary on

the 14 percent head row

was won by Mr. Governor Milliken.

A number of our readers have inquired

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DAV field service units come to St. Johns

Thirty-seven Michigan communities including St. Johns will be visited April 21 • May 16, by the Disabled American Veterans (DAV) on a nationwide tour. Each vehicle, containing DAV National Service Officers, will be open for business from 10 am to 5 pm each day of the tour, at the following locations:

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**Note:** The list of locations is not provided in the image. Please refer to the actual document for complete information.

Elsie recreation registration slips to be handed out

Registration slips for the Elsie Youth's Summer Recreational Program will be handed out April 10 and 11. They must be returned until April 20. The city will then certify and prepare the slips for mailing. Any boy or girl entering the program must have an application on file.

**Note:** The image does not provide details on the registration process or available activities.

**Draft registration procedure changes**

Young men seeking eligibility for the draft can register for the draft in the Military Service Office. If an applicant is not eligible, he will be so informed. If he registers, he will be required to report to the nearest military service office. Once registered, he will be required to register for the draft every six months, unless he is notified that he is no longer eligible. If he is notified that he is no longer eligible, he will be required to report to the nearest military service office and request a determination of eligibility. If he is notified that he is no longer eligible, he will be required to report to the nearest military service office and request a determination of eligibility. If he is notified that he is no longer eligible, he will be required to report to the nearest military service office and request a determination of eligibility. If he is notified that he is no longer eligible, he will be required to report to the nearest military service office and request a determination of eligibility.

**Note:** The information provided may not be accurate or complete. For detailed information, please refer to the official source or contact the relevant authority.

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**CLINIC NEWS**

April 15, 1975

A special election was held in Portland Thursday, Bluewater County, at the Southern High School. The election was for the approval of a bond issue to provide for continued operation of the Bluewater Community School System. The bond issue was approved by a vote of 500 to 400.

**Note:** The image does not provide details on the election process or the bond issue.

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**OPENING SOON...**

**KURT'S APPLIANCE BARGAIN BASEMENT**

CLUBROMA ROUND CAFE

130 W. Higham, St. Johns

**Note:** The image provides contact information for Kurt's Appliance Bargain Basement, but does not offer details about the opening date or specific products.

---

**SALE ON 1974 SUZUKI 750cc**

SAVE $500!

$1,795

**Note:** This advertisement offers a sale on a Suzuki motorcycle, but the specific details such as the model year, condition, or exclusions are not visible in the image.

---

**Why Question Your Car's Performance?**

**Note:** The image contains text offering questions to consider about a car's performance, but the content is not legible in the provided image.
Next Week in Clinton County churches

All Churches in Clinton County are invited to send weekly announcements to the Clinton County News. They must reach us by 3 p.m. Monday to insure publication in the coming week’s issue.

---

St. John’s Episcopal Church
6:00 pm - Wednesday prayer meeting
6:30 pm Wednesday Four Square Church
7:30 pm Westphalia First Baptist Church
8:00 pm St. John’s Lutheran Church
9:00 am St. John’s United Methodist Church
9:30 am Eureka First United Methodist Church
10:00 am Wacousta Area
10:00 am Others
11:00 am St. John’s United Methodist Church
12:00 pm St. John’s United Methodist Church
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**Clinton County 4-H Summer**

are holding their sign up exams. The 4-H offers many opportunities for kids while learning.

- Change furnace filters at least once a year.
- H Furnace main will operate by withholding water, lowering Co2 levels, and thereby the greatest quality of the house itself. Furnace, air, and oil control in the household. Also includes Kitchen, air, and oil control in the household.

- for every one who gets a job. The 4-H Club with the best planning, will win a picture, and the most situations in the population. It can be by telephone, or mail.

- with a clean place to live. The Fowler PTO will meet Thursday, May 15, 7-10 pm, at the Holy Trinity Parish Cemetery.

- the various - trip awards the group want to make. All the money, or the farmer with 100 bushels of corn an hour, Check the many outstanding offers.

- The Fowler PTO will meet Thursday, May 15, 7-10 pm, at the Holy Trinity Parish Cemetery.

- the Parish Cemetery.

- April 7, at the Holy Trinity Parish Cemetery. The community wishes to celebrate the 50th anniversary of Mr and Mrs Edwin Nobis of St Johns.

- On Sunday she accompanied her husband to the Pontiac Car Show. The group want to make. All the money, or the farmer with 100 bushels of corn an hour, Check the many outstanding offers.

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Lawn and garden safety

April 23, 1975

Executive Director of the acres stated Dorn Diehl, State Stabilization and Conservation lawns to care for, ranging from producing fresh grass to help them by providing hardy, pest-free lawns. The lawn is a balance of simple care and maintenance, focusing on providing a lush, green lawn growing with the least amount of pesticides and chemicals. Diehl noted that one of the responsibilities was to provide a safe and healthy lawn environment for children and pets.

Diehl suggested that attention should be given to the lawn mower and the tools used to maintain it. It is important to store the lawn mower and other equipment in a safe and dry place, away from children. The mower should be turned off and the spark plug removed before servicing or cleaning, to prevent accidental starting. The operator must wear proper safety gear, including close-fitting clothing, long pants, and sturdy shoes with non-slip soles. Children and pets should be kept away from the mower while it is in operation.

It is also important to keep the lawn mower in good working condition. Regular maintenance, such as sharpening blades, checking oil and fuel levels, and ensuring proper oil filters, can prevent accidents and prolong the life of the mower. Diehl emphasized the importance of having a clear understanding of the operator's manual and being familiar with the safety features of the lawn mower.

The operator must also be aware of the surroundings, including children, pets, and obstacles, to avoid accidents. It is essential to keep the lawn mower area clear of debris, such as branches and rocks, and to avoid mowing in a wet lawn.

Diehl concluded by emphasizing the importance of maintaining a safe and healthy lawn environment, not only for the benefit of the lawn but also for the safety of children and pets. He encouraged everyone to take the necessary precautions to ensure a safe and healthy lawn environment.
REMEMBER — We wish to thank all persons who sent cards, gifts and good wishes for Albert May’s birthday. Their mother and grandmother.

April 23, 1975

the cards, gifts and good wishes

Mr. and Mrs. Edward Barn

for the floral offerings and

and Doctors Jordan & Smith,

Many many more thanks.

GARAGE

Rt. 2 Ionia, Mich.

Ultimate Expensive Hardbacked Pre-

52-1-P-30

15559 N. Weber - The family of Albert

and family

refrigerator, white, 1968.10 cu.

FOR SALE — Admiral

1975,
**Obituaries**

**Lucy Morrison**

Services were held Tuesday, April 23, at 11 a.m. in the Chapel of Creations for Mrs. Lucy Morrison, 95, of 3200 E. Herbison Rd, Bath. Surviving are her husband, William, 92; son, Roy; and daughter, Mrs. Vivian Webber. Services were held in the Matthew Family Chapel at Miller Funeral Home, 200 E. Carrie St., Mason City. Calling hours were Sunday evening, April 21, and Monday from 10 a.m. to 1 p.m., at Miller's. Interment was in the Memorial Garden of Peace Cemetery. The family requested memorial contributions be made to the American Cancer Society.

**Mary Simon**

A memorial service was held Sunday and Wednesday at St. Mary's Chapel for Mary Elizabeth Simon, 88, who died April 18. She was born Aug. 25, 1919, to John and Anna (Hoffman) Zieren. She married George Simon and was the mother of four children. Mary was a homemaker and member of the St. Mary's Church. She was a member of the Church Women's Club and the Church Choir. She enjoyed gardening, sewing, quilting, and spending time with her grandchildren. Mary was a devoted wife, mother, and grandmother. She was preceded in death by her husband, George; her son, Robert; and her grandchildren. She is survived by her children, Jim (Joan) Simon of Midland, John Simon of St. Johns, and Karen (Mark) Stroh of Portland; and her grandchildren. The family requested memorial contributions be made to the St. Mary's Church for the Annual Dinner. Arrangements were handled by Miller Funeral Home.

**George Walker**

Services were held Thursday, April 25, at the Chapel Funeral Home for George Walker, 70, of St. Johns. Surviving are his wife, Ruth; his son, Richard; his daughters, Marilyn (James) Stoen and DeEtta (Marvin) Armer; his brother, Donald; his sisters, Dolores Gross and Carol (Nelson) Foose; and his grandchildren. George was a retired long-time employee of the Federal Reserve Bank of Cleveland and had been a resident of St. Johns for the past 15 years. He was a member of the United Methodist Church and enjoyed traveling, woodworking, and spending time with his family. George was preceded in death by his parents, John and Emma Walker; and his sister, Betty (Marvin) Daniel. The family requested memorial contributions be made to the United Methodist Church or the American Cancer Society. Arrangements were handled by Miller Funeral Home.

**Topps in sales at Eureka**

The sales figures for the recent Eureka School Carnival are as follows: Erika Nall, 10th grade, sold $100 worth of tickets; Betty Hinkle, 7th grade, sold $90 worth of tickets; and Richard Johnson, 6th grade, sold $80 worth of tickets. The total sales amounted to a combined total of $370 for the elementary school.

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**Pewamo**

**Bill of Rights**

The Bill of Rights, which guarantees the fundamental rights of American citizens, was signed by George Washington. It has been amended several times since its adoption in 1791. The amendments include the First Amendment, which protects freedom of speech and religion, and the Fourteenth Amendment, which guarantees equal protection under the law. The amendments provided a framework for the development of American democracy and continue to be a cornerstone of American law. The family requested memorial contributions be made to the American Cancer Society. Arrangements were handled by Miller Funeral Home.

**North Bengal**

**Shopping Around**

When people purchase cars or refrigerators, they have to think about how they will use the item. But because there are so many different options, it can be difficult to decide which one is the best choice. The key is to do your research and compare different models to find the one that meets your needs and budget. Why not accept the invaluable and consider these...

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**OSGOOD**

**Red Cross**

The Red Cross, a global humanitarian organization, provides relief to victims of disasters, blood services, and health and safety education. It is an independent organization that relies on donations from the public to fund its operations. The family requested memorial contributions be made to the Red Cross. Arrangements were handled by Miller Funeral Home.
A Spring Tonic
Of Values!

Shop these towns
for all your
spring needs...

DEWITT
ELSIE
OVID
ST. JOHNS

MICHELLE'S LAND of OZ
ST. JOHNS

Modeling for the Land of Oz are from lower left: 3-yr. old Lisa Kirby and her 4-yr. old sister Krista. Twin sisters are 5-yr. old Heidi and Heather Scranton, their 3-yr. old sister Kara, not forgetting our little tiger, 8-month old Michael Seranton. Upper row is our 10 to 14, young jrs, and jr. models. From left, 13-yr. old Mindy Brock and her good friend, 15-yr. old Joan Galloway, 16-yr. old Cameron Foster are proud to model with 13-yr. old sister Chris. 17-yr. old Candy Cain wore our very capably as well. As you can see, you can find all sizes at the Land of Oz. Quality branded suits that fit well, wear well and sell well are reasonably priced as well. Come and look around. You'll enjoy our shop and how we have white looking. We're open Monday thru Saturday 9:30 a.m. to 5:30 p.m., Friday night till 9 p.m. Master Charge, BankAmericard and Lay-a-ways are always welcome.
For traveling and camping in luxurious comfort, Daisy May inspects the very latest in mini- motor homes by Coachmen at Dreps Recreational Center, Bob Chrouch, sales manager, explained to Daisy May that Coachmen is the nation’s largest manufacturer of recreational vehicles. Dreps, at North US-27 in DeWitt, also handles travel trailers, campers, 5th wheels and Class A Motor Homes by Coachmen and features a Dodge authorized service center. Accommodating days will always be available at Dreps. See Bob Chrouch or sales representative Leon Britt for a good deal on a sale or rental of a quality recreational vehicle, or give them a call at (517) 669-9996.

CUSTOM INTERIORS
DEWITT

Donald Bautel shows Daisy May carpet patterns at Custom Interiors in DeWitt that reflect the beauty and color of spring. Custom Interiors offers over 200 different styles of carpeting - there’s no problem in finding that perfect color or color combination for any room in the house. Custom Interiors offers free estimates and their decorating advice will be valuable in deciding just what to select for a particular room or the entire house.

KECK’S APPLIANCES
DEWITT

Daisy May learns she’ll enjoy more leisure spring-time hours with the convenience of “finger-tip meal preparation” at Keck’s Appliances in DeWitt. Owner Leonard Keck demonstrates to Daisy May the Frigidaire Touch-n-Cook Range. At the touch of a finger, Touch-n-Cook ranges remember and relay your most exact cooking instructions to the surface units, the oven and even the automatic appliance outlet of the range. Leaving home at noon and won’t be back in time to prepare dinner? Put it into the oven at noon, touch the time you want it to start cooking and when to stop. When you get home, dinner’s ready and has been kept automatically at a warming temperature of 185 degrees. The oven is both beautiful and practical. The durable Ceramatop cooking surface has no seams or crevices to trap soil and, along with the smooth glass control console, wipes clean with a damp cloth. Keck’s Appliances also offer a full selection of refrigerators, washers, dryers and other appliances.

WILLARD REED AGENCY
DEWITT

For the complete insurance coverage Daisy May needs, she visits Willard Reed of the Willard Reed Agency in DeWitt, and agent Doug Twiss. Willard and Doug explain to Daisy May how the proper insurance package can protect her, her family and property at a reasonable price. The Willard Reed Agency, for 15 years, has been offering insurance for life, health, automobile, home owners and farm owners in the DeWitt area. Visit Willard and Doug – they’ll be happy to discuss your insurance needs to determine the best insurance coverage for your particular needs.

DEWITT PHARMACY
DEWITT

Spring is here and Daisy May helps Keith Blizzard of DeWitt Pharmacy pick out a pair of Foster Grant sunglasses particularly suited to him. DeWitt Pharmacy is fully stocked with items needed to welcome the spring and summer in the Central Michigan area. From insect repellent to suntan lotion, the DeWitt Pharmacy has what you need. Of course, DeWitt Pharmacy provides complete prescription service for DeWitt area residents. The pharmacy also carries a full line of non-prescription products, including a wide selection of quality vitamin products.
BALLARD HOME CENTER
AND CAN DEES
DEWITT

Ballard's Home Center and CanDee's in Dewitt is the one-stop home shopping center. At right, Daisy May and Dee Janz view the stylish vanities now being featured at Ballard Home Center. The attractive line of vanities will add a decorative touch to your home at a price you'll find pleasantly reasonable. For everything you need in home decorating or building supplies, visit Ballard Home Center in Dewitt. At left, Daisy May inspects a ceramic doll, just one of many craft items offered at CanDee's. The craft section at CanDee's offers the opportunity to express your creative talents and, at the same time, make decorative items for the home or gifts for special occasions. In addition, CanDee's carries a full line of fabrics, hats and yarns so you can design and make clothes that reflect your individual taste.

ACKELS UNION 76
DEWITT

Bill Ackels of Ackels Union 76 Service Station in downtown DeWitt demonstrates to Daisy May how the electronic equipment used to keep her car in perfect running condition. Here he shows her how the Electronic Engine Diagnostic Service machine helps to find quickly where the problem is in a malfunctioning engine. But, Ackels deals with more than just your engine problems. Ackels is equipped with a lathe to turn brake drums and rotors for expert brake repair service. For that fine Union 76 gasoline and expert care on your auto - stop at Ackels. Oh yes - if you find your car mired in the muddy spring roads, call 669-2431. Ackels will have their tow truck there to pull you out and send you on your way.

TERRANOVA'S
THRIFTWAY MKT.
DEWITT

Dale Weller, Terranova's Thriftway Market butcher, shows Daisy May just one of the many quality cuts available at the supermarket meat department. Terranova's is just the place to purchase all the food and beverage items needed for spring-time celebrations and summer picnics. Whether you need to stock up for a feast for a house-full of guests or those special steaks for a backyard cook-out, Terranova's will meet all your needs. You will also find a variety of package liquor, beer and wine for those spring and summer occasions.

CULLIGAN
WATER CONDITIONING
DEWITT

Jean Bussey of Culligan Water on S. US-27 in Dewitt explains to Daisy May how customers' soft-water tanks need to be tenderly taken care of including washing, recharging and disinfecting to insure outstanding soft water service at all times. The tanks are picked up at the home, cleaned and returned to the home in one day. Manager George Miller later explained to Daisy May, "You can live without soft water, but it's hard." The advantages of soft water by Culligan are almost endless - it's kind to skin and complexion, saves washing costs, it helps you have healthier hair, your dishes will look better than ever, saves water heating and prevents hard scale on water-using appliances. A water conditioner is "the appliance that pays for itself." See for yourself, visit Culligan Water.

G & L SALES
DEWITT

Daisy May takes a break from her lawn and gardening chores to help display the G & L Sales equipment that will make your spring-time lawn and garden chores less work and more fun. G & L Sales, 12286 US-27 near Dewitt, carries the quality Simplicity line. The Simplicity line makes your job easier whether it requires a power, self-propelled or push mower. The Simplicity line also has riding mowers with 8, 10, 13, 16 or even 20 horsepower. Your garden tiller needs are no problem - look at the line of tillers from the Simplicity Simplicityriding mower system. Whether you want to keep your lawn mowed or your garden tended, G & L Sales has the equipment to do the job. Your garden tiller needs are no problem - look at the line of tillers from the Simplicity Simplicityriding mower system. Whether you want to keep your lawn mowed or your garden tended, G & L Sales has the equipment to do the job.
DICK HALLEAD FORD

ELSEE

Daisy May was patient in going for this picture at Dick Hallead Ford in Elsie, but she let us know she was anxious to drive the 1975 Ford Elite. "I have a better idea," she told us. "Instead of sitting on it, why don’t I drive it?" We agree, and she placed herself behind the wheel of a new Ford in the Elsie area in Dick Hallead Ford. Dick is always ready to give you the best deal possible on a new Ford to make driving a pleasure. Going on vacation soon? Visit Dick Hallead and enjoy the trip more in a brand new Ford. Don’t you think that’s a better idea?

WATT FLORIST

ELSEE

Honest, Daisy May, they don’t bite! Homer Watt of Watt Florist in Elsie shows Daisy May how a Venus Flytrap actually catches live insects. He explains such a plant is beautiful, but also earns its keep around the house. While shopping at Watt Florist, Daisy May saw the full line of colorful plants and flowers that will go right along with the early and bright spring season. Watt Florist offers a variety of seasonal items that will add a decorative touch to the entire home.

DARLING’S ACE HARDWARE

ELSEE

Daisy May is ready to make her lawn green and beautiful this spring with a full supply of lawn and garden products at Darling’s Ace Hardware in Elsie. And when the grass grows tall and full, Daisy May will keep it trimmed with ease with a new lawn mower and grass catcher. Oliver Darling and his staff always greet you with friendly, cheerful service and will help you choose just the right products for your particular lawn and garden conditions. Darling’s is the one-stop shopping place in Elsie for all your hardware needs.

LEVEY’S JEWELRY

ELSEE

Daisy May is the lucky recipient of one of the largest selection of sparkling rings offered by Levey’s Jewelry in Elsie. Bruce Levey checks the ring for proper fit. Alas, however, this presenting of the ring was for photographic purposes only and Daisy May knew the ring was to go back into the display case with the many other breath-taking selections. But, there’s no worry, she charmed Lil Abner into promising to return to Levey’s. While there, Lil Abner browsed the full selection of wrist watches and went back to Dogpatch with a brand new watch. Now, if someone will just teach him how to tell time. Wherever the little hand and the big hand is, it’s time to go to Levey’s for all your jewelry needs, including repairs made right in Elsie by owner Dale Levey, a quality craftsman.

DANCER’S DEPT. STORE

ELSEE

Daisy May shows Dancer’s customer, Jane Cerny of Elsie, a sailor’s pattern blouse that fits right in with spring. Dancer’s Department Store in Elsie has a full line of bright and cheery spring clothes and a friendly staff who will help you find just the outfit you’re looking for. Be ready for the summer sun by visiting Dancer’s for good buys on shorts, tops, slacks and other summer wear.
CHAMBERLAIN BUILDING SUPPLY OVID

Donald Chamberlain, of Chamberlain Building Supply in Ovid, shows Daisy May that Chamberlain’s has all the lumber and building supplies she needs for her spring building improvement projects. If she runs into problems with her building projects, she knows that Don is always glad to give ideas on remodeling and building. He will also explain how to start and complete a project in a way that will insure you get the most for your money. Whether you’re building a new home, barn or garage — or just a little house for Fido in the back yard, Chamberlain’s is the place to go for materials.

OVID SERVICE AGENCY OVID

Daisy May learns that, for “all together” insurance protection, the Ovid Service Agency is the place to go. Here, Gilbert O. Bovan explains that Auto Owners Insurance is justifiably proud of the fact that “your Auto Owners agent excells in fast, fair claims service.” Ovid Service Agency is your complete insurance center. Your Ovid area neighbors can testify to the quality of service at Ovid Service Agency — they’ve been loyal customers for over 11 years. The Ovid Service Agency is also the place to go if you’re thinking of buying or selling a home. Their complete listings can find you a home in a hurry and they have proven success at home sales.

BANCROFT CLOTHING OVID

A snazzy new hat and striped bib overalls offers Daisy May a new wardrobe at Bancroft’s Clothing in Ovid. Audrey Bancroft shows Daisy May other styles of the bib overalls, expected to be a Big seller this spring and summer. An enjoyable aspect of shopping at Bancroft’s is the pleasant and helpful service provided by Mrs. Bancroft and her sales staff. Shopping at Bancroft’s is always easy on the budget. Stop in at Bancroft’s and let them help you get decked out for the sunny days ahead.

TYLER FURNITURE BARN OVID

Upon arrival at Tyler’s Furniture Barn at the corner of Hollister Rd. and M-24 in Ovid, Daisy May finds that Manager Richard Gee has just introduced a new brand to his fine selection of quality furniture. Now at Tyler’s is the OrthoTonic by Restonic bed. The patented OrthoTonic “marvelous middle” reinforced center gives you the most support where you need it most — in the middle. OrthoTonic offers it all; box springs that give greater strength for a firmer, more comfortable sleeping surface. Plus, the OrthoTonic has elegant, long-wearing damask ticking, extra cushioning and superb spring units. The OrthoTonic is just one line of quality home furnishings products featured at Tyler’s Furniture Barn in Ovid.

DEISLER’S FLOWERS OVID

Joan Schulz, of Deisler’s Flowers of Ovid, shows Daisy May a figurine that brings back memories of home — a mountaineer carved out of coal. Deisler’s has a variety of figurines that add unique decorative touches around the home. The lines of quality and gift items stocked by Deisler’s complements their full service florist business. For years, Ovid area residents have depended on Deisler’s Flowers for their outstanding service and quality plants and flowers for every occasion. It’s spring outside — make it spring inside the home with colorful selections from Deisler’s.
TRI-AMI BOWL

OVID

These lucky visitors to the Tri-Ami Bowl in Ovid experienced the enjoyment of having their delicious chicken dinner served by Daisy May and owner Tony Sinicropi. The 4 guests of the Tri-Ami Bowl were just passing through, but they discovered quickly the same thing Tri-Ami customers have known for years — it's the place to go for delicious Italian and American Cuisine. Daisy May and the photographer took advantage of the opportunity to sample one of the Tri-Ami's mouth-watering pizzas. The Tri-Ami's menu is highlighted by Italian selections on Thursday nights and fresh fish such as perch and whitefish every Friday night. And the favorite meeting spot for favorite beverages is the Keg-lite Lounge. The perfect place to spark that appetite for Tri-Ami's fine food are the bowling lanes adjacent to the dining and Keg-lite Lounge area.

EGAN FORD SALES
ST. JOHNS

Daisy May visits Egan Ford in St. Johns while making her shopping rounds of the county and finds that one of the many beautiful Fords offers a comfortable resting spot. Daisy May suggests you follow the advice of the message in the showroom wall. See the 1975's at Egan Ford and take your pick of the full Ford line — Pinto, Maverick, Elite, Mustang II, Torino, Granada or Thunderbird. After seeing the 1975 Fords, you'll agree when the friendly people at Egan Ford say, "The closer you look, the better we look." Another important factor to consider when buying a car or truck is what happens behind the showroom — the service department. Egan Ford is proud of the quality service their customers receive. Stop in at Egan Ford — you'll get a great deal on a great car.

CAPITOL SAVINGS & LOAN
ST. JOHNS

Daisy May makes a stop at the place that helped fuel her shopping spree through Clinton County — Capitol Savings and Loan. Through a regular savings program, on one in ten customers pays off their savings accounts. Bank assistant vice-president, explains to Daisy May that starting a savings program now for a summer vacation will help pay for the trip out west or to Europe. He also adds that savings at Capitol Savings and Loan earn 5 1/2% daily interest with a passbook savings account. With larger investments, you can earn 7 1/2% on a 1-year savings certificate or 10% or more on deposits for 4 years. Or, if you prefer, a 10-year minimum investment for 1 year in the Golden Savings Certificate Account will bring 8 1/2%. Capitol Savings and Loan are a member of the Federal Savings and Loan Insurance Corp. with savings insured up to $40,000.

E. J.'S STANDARD SERVICE
ST. JOHNS

Exper­ service with a smile always greets customers at EJ’s Standard in St. Johns. Daisy May helps out here and shows that washing windshields and complete checks under the hood are not forgotten courtesies at EJ's place of business. The additional services on the drive is matched by the quality repair and maintenance service in the garage. From top to bottom, your car will run its best when EJ and his staff offer you service with a combination of quality mechanics working with the best in equipment and parts. EJ's is also your tire center to insures you're rolling safe on summer trips.

MID STATE EQUIPMENT
ST. JOHNS

Daisy May inspects just 1 of the many International Harvester tractors and equipment that will be featured at Mid-State Equipment's Spring Equipment Open House April 24-25. Mid-State Equipment on North Clinton Ave in St. Johns invites you to attend the open house and view the full line of International Harvester products, including quality farm tractors and equipment. Join Daisy May and other visitors to the open house on April 24th and view the full line of International Harvester products. Stop in at the open house, browse around, enter the drawing and enjoy free coffee and doughnuts.
Three years ago, McDonald's celebrated its 20th birthday by serving its 16th billion hamburger. Daisy May joined in the celebration by getting the honor of changing the numeral at St. Johns' own McDonald's establishment on US-27. Daisy May found out that 16 billion hamburgers, laid end-to-end would measure 1,019,406 miles, plus the fact that 16 billion hamburgers would be enough to circle the earth 41.5 times at the equator. Those hamburgers would build 13 Sears Towers (the world's highest building) and the pickles that went into all those hamburgers (an awesome 14,785,971,873 of them) would provide the interior trim. Along with all those hamburgers, McDonald's has sold 4,009,600,000 pounds of potatoes, all in the form of French Fries. Laid end-to-end, those French Fries would reach all across France. It took McDonald's customers 20 years to eat all those 16 billion hamburgers and everything that went with them. It's a good thing there are a lot of customers, because it would have taken one person 160,000 years to eat them all.

Looking for a bright, attractive pantsuit? Well, the D&C Store in St. Johns is just the place to shop and Daisy May and Charlotte Rose, a member of the helpful D&C sales staff, show you just one of the many colorful selections. The D&C Store can outfit you and your children from head to toe for the coming summer and their reasonable prices are as refreshing as a warm spring day. Take the kids - they'll have loads of fun in the D&C toy section.

Daisy May goes Wheel Horse riding at Clinton Tractor and Hardware on Railroad Street in St. Johns. Greg Penix explains to her that Wheel Horse has long been known in the home and garden tractor field as the mark of dependability. Clinton Tractor and Hardware also carries the respected line of Toro lawn and garden equipment. In addition to tractors, for the largest for your farm to lawn and garden types Clinton Tractor and Hardware is also a complete hardware center with tools and parts for all those jobs around the home, farm and business.

Daisy May gets a close look at a brand new product at Hart's Sales and Service on North US-27 in St. Johns, the new Winnebago Agri-Trailer. Agri-Trailer is designed to trail right along behind your pick-up and give you "big truck hauling" capabilities. The trailer is designed to make your grain or produce hauling, either to market or to the farm, easier at half the cost. Why invest in expensive grain trucks or old-style trailers when you can hook up Winnebago confidence to your pick-up and much less the cost and a real savings on insurance. Put new versatility in your hauling operations—visit or call [224-4181] Hart's Sales and Service in St. Johns. They're open from 8:30 am to 5:30 pm Monday through Saturday.

Daisy May prepares to load up her spring building supplies from Central Michigan Lumber in St. Johns. Central Michigan Lumber is the building supply center for all your lumber needs. Spring is a good time to tackle that remodeling job in the home and Central Michigan Lumber is just the place to help you through everything - doors, windows, molding, patios, stairs etc. It's all there at Central Michigan Lumber—and they deliver it all right in where you need it. Visit the helpful people at Central Michigan Lumber for all your building and remodeling needs.
THE WHEEL INN
ST. JOHNS

Daisy May understands the plight of these hungry customers at the Wheel Inn. So many delicious items are available on the Wheel Inn menu, it's sometimes a little difficult to decide what taste treat to enjoy. Popular with Clinton County residents, the Wheel Inn is also a regular stop for those traveling through on US-27. The Wheel Inn is open 24 hours a day to offer you meals, shakes or just some of their good hot coffee. Make the Wheel Inn a regular occasion - you'll see a lot of your friends when you do.

NORM HENRY FINE SHOES
ST. JOHNS

After seeing Clinton County businesses, certainly Daisy May would be interested in new footwear and where would be a better place than at Norm Henry Fine Shoes on N. Clinton Ave. in St. Johns. Here you can find the widest, most complete shoe selection in Central Michigan. Assisting customers in shoe selection is this capable and courteous staff headed by Manager Barbara Minarik. To the back of the store are Jean Daggett, Mary Ann Fedewa, Pat Horst and Judy Moore. Norm Henry features footwear sure to please any member of the family whether for casual wear, work or dress. Brands featured for women include Florsheim, Air Step, Connie, Jacqueline, California Cobbler, Hush Puppies, Jelena, Studded, Run and Nurse Mates. In the children lines, Norm Henry boasts names such as Buster Brown, Mother Goose for dress and general wear, plus Keds, Converse, P.F. and LaCrosse for athletic needs. For the man of the house, whether his work be on the farm, in the factory or office, Norm Henry supplies the need with choices from Florsheim; Statler-Douglas, Freeman, Pedwin, Dexter and Redwing. Visit Norm Henry Fine Shoes for your next pair of shoes. You’ll be amazed at the quality and savings you’ll gain.

S & H FARMS
ST. JOHNS

Daisy May sits atop a new Leyland Tractor at S&H Farms at the corner of French Rd and N. US-27, 4 miles north of St. Johns, where she learns “You can pay more, but you can’t buy more tractor.” The friendly people at S&H Farms advise, “Don’t go overboard, go Leyland.” With the Leyland tractor, you get all the extras at no extra cost. You’ll use 2 gallons or less diesel fuel per hour plowing with a Leyland. It offers low maintenance costs, low profile, ease of operation and operator comfort. This spring, put yourself on a Leyland. Visit S&H Farms Monday through Friday from 8 am to 5 pm and Saturday 8 am until noon.

BURGER CHEF
ST. JOHNS

Daisy May looks over the menu at Burger Chef in St Johns and finds there really is “more to like at Burger Chef.” She also learned that new owner Pat McNeal is getting ready to offer a new service to Burger Chef customers—a salad bar offering crisp, fresh salads to go along with your delicious Burger Chef food. And remember, for a real bargain on good food for the entire family, visit Burger Chef on the “Tuesday Family Fun Night.”

AMUSEMENT CENTER
ST. JOHNS

Daisy May stops during her shopping spree for a game of 8-ball at the newly opened Amusement Center in the Sunglow Plaza in St. Johns. The amusement center is owned by Ken and Carol Sitowski, who told Daisy May, “This purpose of opening a business like this is to give the kids of the area a place to come and have fun. But, also we want it to be a place where whole families can come to share in the fun.” Included in the fun at the Amusement Center are pool, air hockey, pinball machines, TV hockey, foil walk and a foosball table. Also available are snacks of soft drinks, ice cream bars, pop corn, chips, pretzels and candy bars. Scheduled soon are leagues for kids between 1-9 pm and senior citizen leagues in the afternoons.
COLONIAL RESTAURANT
ST. JOHNS

A friendly happy place—that's the Colonial Restaurant in St. Johns where Cecil Smith finds himself waited on by both Daisy May with piping hot coffee and owner Susan Hospodar offering a mid-morning selection of rolls and doughnuts. Meals are a pleasure at the Colonial. The prompt and cheerful service is matched by delicious meals of "old fashioned home style cooking." Prices at the Colonial are also a pleasant-surprise. With delicious dining at reasonable prices at the Colonial on the corner of Clinton and State Streets in St. Johns. The Colonial is open 7 am to 7 pm weekdays — 7 am to 1 pm Saturday. The Colonial will be open from noon to 5 pm Sunday. If your club or organization is planning a combined meal and meeting, give the Colonial a call for arrangements in the group dining rooms.

CASTEX CARPET STEAM
EXTRACTOR SALES & SERVICE
ST. JOHNS

Daisy May finds out how to get a carpet really clean at Castex Carpet Steam Extractor Sales and Service at 605 N. US-27 in St. Johns. Stan Judd, owner, explained to Daisy May that Castex offers 3 sizes of carpet steam extractors ranging from the Model 30 for the home to commercial and industrial sizes. Castex sends hot jets of super saturated steam containing special cleaning additives deep into the carpet, loosening dirt. The dirt is held in suspension by a powerful vacuum. The powerful Castex system increases carpet life, does not leave soap or residue in the carpet, does not cause pile distortion or flattening. Does an outstanding job of cleaning and removes the dirt. You can do the job yourself or have it done for you. For a free estimate, call 224-7222. Stan Judd also reminds you that he carries a full line of Kirby products.

SOLID STATE ELECTRONICS
ST. JOHNS

Daisy May gives her ears a treat at Solid State Electronics at 1002 E. Walker in St. Johns. Lee Mankle explains that Craig car stereo equipment will insure top quality sound in Daisy May's car stereo system. To Daisy May's right are viewing and listening items perfect for warm spring and summer days. Do you want to get out in the sun, but don't want to miss Nate Colbert slamming a bases loaded for the Tigers on television. Well, take the game outside with you with a Quasar portable television. Solid State offers a complete line of portable radios also so you can take listening pleasure with you wherever you go. For a good deal on home stereo systems and color television with quality service, Solid State Electronics is your place. Visit them and give your ears and eyes more pleasure out of life.

CLINTON COUNTY NEWS
ST. JOHNS

After completing her tour of Clinton area businesses and finding a spectacular selection of spring merchandise, Daisy May made her final stop at Clinton County News at 120 E. Walker in St. Johns. She discovered that the Clinton County News offers many values, too. Mrs. Mabel E. Nelson helps her look through the many samples of stationery supplies for all occasions. Plus the saleswoman at Clinton News is very courteous staff available to aid her in placing classified and display advertising. And to help her to keep up on what's happening around Clinton County she finds subscription rates to be the paper at only $6 per year or $12 for two years. High quality commercial printing is also a service found at the Clinton County News. A call in 224-2361 is always welcome.
WE WANT YOUR SAVINGS

And we're willing to do a little extra to get them - like FREE BOOKS and a brand NEW 5% STATEMENT SAVINGS PLAN

FREE BOOKS

- DEPOSIT MINIMUM OF $1,000 FOR ONE YEAR YOU RECEIVE ONE FREE BOOK OF YOUR CHOICE, PLUS 6% INTEREST *
- DEPOSIT MINIMUM OF $1,000 FOR 2½ YEARS YOU RECEIVE TWO FREE BOOKS OF YOUR CHOICE, PLUS 6 ½% INTEREST *
- DEPOSIT MINIMUM OF $1,000 FOR 4 YEARS YOU RECEIVE THREE FREE BOOKS OF YOUR CHOICE, PLUS UP TO 7 ½% INTEREST *

LAST CALL FOR FREE BOOKS

Clinton National Bank's book club program will terminate on Wednesday, April 30, 1975. Persons holding bonus coupons will have until May 30, 1975 to redeem them for any book currently offered.

NOW... earn higher daily interest with passbook privileges
NOW... no need to carry a passbook
NOW... convenient quarterly statement mailed to you
NOW... CNB&T wants your savings in our...

NEW 5% STATEMENT SAVINGS

Earn Daily Interest Compounded and Paid Quarterly

The wide-awake bank makes it all so easy.
SUPPLEMENT TO Clinton County News
April 23, 1975

INTERIM ZONING ORDINANCE 37
OF DEWITT TOWNSHIP 1975

ADOPTED: APRIL 14, 1975
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DALE S. EMERSON, SUPERVISOR
DONNA B. SYVERSON, CLERK

APRIL 14, 1975
DATE
DATE
TITL E AND PREAMBLE

Administration and Enforcement

ADMINISTRATION AND ENFORCEMENT

ADMINISTRATION

Building Permits

Certificate of Zoning Compliance

Requirements for

Use of Parking Area

Building Additions for Other Increases

in Floor Area

Joint Use of Parking Area

Parking Space Requirements

Location of Parking Areas

Plan Review

Site Development Requirements

Reduction, Modification, Waiver

Additional to Parking Space

Access

Site Requirements

USES AUTHORIZED BY SPECIAL

USE PERMIT

Special Use Permit

Public Hearing

Basis for Determination

Planning Commission Recommendations

Consideration by Board of Trustees

Effective Date of Special Use Permit

Expiration of Special Use Permit

Re-Application

Requirement Compliance - Penalties

Institutional Structures & Uses in

Residential, Local Business &

Agricultural Districts

Institutional Uses that Must Be Permitted

Institutions Specifically Prohibited

Site Location Principals

Development Requirements

PLANNED UNIT DEVELOPMENTS

Objectives

Qualifying Conditions

Uses that May be Permitted

Lot Size Variation

Open Space Requirements

PRIVATE NON-COMMERCIAL

RECREATION AREAS

Uses that may be Permitted

Site Development Requirements

DAY NURSERIES

Uses that may be permitted

Site Development Requirements

FUNERAL HOMES & MORTUARIES

Uses that may be permitted

Site Development Requirements

MOBILE HOME PARK DEVELOPMENTS

Uses that may be permitted

Site Development Requirements & Standards

Compliance - Penalties

PLANNED MOBILE HOME

UNIT DEVELOPMENTS

GASOLINE SERVICE STATIONS

Uses that may be permitted

Site Development Requirements

MISCELLANEOUS SPECIAL USES

Special Uses that may be permitted

Site Development Requirements

JUNK CARS

AMENDMENTS

Initiation of Amendments

Procedure

Petition Referral

Public Hearing

Planning Commission Recommendations

Action by the Township Board

Reusability

DEFINITIONS

Rules applying to the text

Definitions as Used in this Ordinance

VALIDITY AND SEVERABILITY

SAVINGS CLAUSE

EFFECTIVE DATE OF ORDINANCE

ZONING DISTRICT MAP LOCATION
INTERIM ZONING ORDINANCE 37
OF DEWITT TOWNSHIP
TITLE AND PREAMBLE
An Ordinance to provide for the establishment of Zoning Districts and regulations in the unincorporated portions of DeWitt Township; to encourage and regulate the proper use of land; to provide for building, subdivision, enforcement, and penalties for violation; to provide for the establishment of a DeWitt Township Planning Commission pursuant to Act 184, Public Acts of 1945, and Act 160 of 1969, as amended.

The Township Board of Trustees of DeWitt Township, Michigan, do ordain:

CHAPTER 1. SHORT TITLE
This Ordinance shall be known as the "DeWitt Township Interim Zoning Ordinance." All chapter, section, and other topical headings are for reference only and shall not be construed to be part of this Ordinance.

CHAPTER 2. PURPOSES
It is the purpose of this Ordinance to promote the public safety, health, morals, conveniences, comfort and general welfare; to encourage the use of lands and natural resources in the Township in accordance with their character, adaptability, and suitability for particular purposes; to establish standards for physical development; and to provide for the expenditure of funds for recreation and other public purposes; and to establish standards for physical development; and to provide for the expenditure of funds for recreation and other public benefits.

CHAPTER 3. ADMINISTRATION AND ENFORCEMENT
Sec. 3.1 ADMINISTRATION
The provisions of this Ordinance shall be administered by a Township Planning Commission, and the Township Board of Trustees in accordance with Act 184 of the Public Acts of 1945 and Act 160 of 1969, as amended.

The Township Board of Trustees shall employ a "Planning Official" hereinafter called "Official," to administer this Ordinance. The term of employment, and the conditions of employment, shall be established by the Township Board of Trustees. For the purposes of this Ordinance, the Official shall have the power of a police officer, whose sole jurisdiction shall be the enforcement thereof.

The Official shall ensure that there has been full compliance with the use requirements specified for the respective districts.

Sec. 3.2 BUILDING PERMITS
The following provisions shall apply in the issuance of any building permit in addition to any other requirements for a particular use contained in this Ordinance:

1. The issuance of any building permit shall be subject to the approval of the Official, who may require that all applicable provisions of this Ordinance be complied with.

2. All Certificates of Zoning Compliance shall be issued by the Official, who shall not issue a building permit in a district requiring such certificate until the Certificate of Zoning Compliance has been issued.

3. All Certificates of Zoning Compliance shall be issued by the Planning Commission, who shall not issue a building permit in a district requiring such certificate until the Certificate of Zoning Compliance has been issued and received by the owner.

Sec. 3.4 REQUIREMENTS FOR CERTIFICATE OF ZONING COMPLIANCE
In addition to the requirements contained in Section 5.4, an application for a building permit in any district shall further require the submission of the following information and data, which shall be submitted together with an application for a Certificate of Zoning Compliance to the Official.

(a) The treatment and disposal of sewage.

(b) The proposed handling of any excess traffic, congestion, air pollution, water pollution, fire, or safety hazards.

(c) The existing or intended uses.

Sec. 3.5 PROOF OF COMPLIANCE — SAFEGUARDS — VIOLATION
An applicant for a building permit, or for zoning amendment, in any district, requiring a Certificate of Zoning Compliance, shall furnish adequate evidence in support of the proposed use complying with all of the Use Requirements of this Ordinance.

1. Application for a building permit, or for zoning amendment, in any district, requiring a Certificate of Zoning Compliance, shall furnish adequate evidence in support of the proposed use complying with all of the Use Requirements of this Ordinance.

2. The Official shall review the application for a Certificate of Zoning Compliance, and shall issue the Certificate only if the proposed use complies with all of the Use Requirements of this Ordinance.

3. All Certificates of Zoning Compliance shall be issued by the Official, who shall not issue a building permit in a district requiring such certificate until the Certificate of Zoning Compliance has been issued.

4. All Certificates of Zoning Compliance shall be issued by the Official, who shall not issue a building permit in a district requiring such certificate until the Certificate of Zoning Compliance has been issued and received by the owner.

In the event that such application, pertains to M-1 or M-2 Industrial District, as provided in this Ordinance, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(b) When said application pertains to M-2 Heavy Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(c) When said application pertains to M-1 or M-2 Industrial District, said statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(d) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(e) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(f) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(g) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(h) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(i) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(j) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(k) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(l) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(m) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(n) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(o) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

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(r) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

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(x) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(y) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.

(z) When said application pertains to M-1 or M-2 Industrial District, such statement shall certify full compliance with the performance and use requirements of Sec. 5.2 of this Ordinance.
(2) There shall be no occupancy or use of any land or building in any district requiring a Certificate of Zoning Compliance, except for those permitted in the special or conditional use permit therefor, which has been issued by the Official.

(3) A Certificate of Occupancy for any land use or building structure in a district requires a Certificate of Zoning Compliance, as specified and required herein, and in addition to any other permits, licenses, or other regulations as provided by Sections 3.8 and 3.9 of this Ordinance.

(4) The owner and/or occupant of any land or use, requiring a Certificate of Zoning Compliance, shall continue to possess occupancy therewith in compliance with all use and/or performance requirements specified in this Ordinance for that particular district. Failure thereof shall be a violation of this Ordinance, subject to the penalties and remedial provisions specifically mentioned herein as a violation thereof is hereby declared to be a nuisance per se.

Sec. 3.6 APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE

(1) The procedure for submission of an application for a Certificate of Zoning Compliance and for the Official's review of said application shall be together with whatever other data the Official may specify for that particular district.

(2) The procedure for obtaining a Certificate of Zoning Compliance shall be the same as that provided for a Special Use Permit in Section 3.2 of this Ordinance.

(3) The procedure for a public hearing for any Certificate of Zoning Compliance shall be the same as that provided for a Special Use Permit in Section 3.2 of this Ordinance.

(4) The general standards for determination and review of an application for a Certificate of Zoning Compliance shall be the same as those provided for a Special Use Permit in Section 3.4 of this Ordinance, together with the specific standards of use and performance requirements specified in the applicable section of this Ordinance affecting that particular use or district.

Sec. 3.7 CERTIFICATE OF OCCUPANCY

No building shall be erected, altered, used, occupied, or changed in use unless a Certificate of Occupancy shall have been issued by the Official, stating that the building and its proposed use comply with the provisions of this Ordinance.

(1) Application for Certificates: Application for Certificates of Occupancy, except for the determination of the eligibility of an applicant to be issued a Certificate of Occupancy, shall be made by the owner or his agent or other person as authorized by the Official.

(2) Records of Certificates: A record of all certificates shall be kept on file in the Office of the Township Clerk and copies shall be furnished, as a uniform cost, upon the request of any person having an interest in the property involved.

Sec. 3.8 INTERPRETATIONS AND APPLICATION

In the interpretation, application and enforcement of this Ordinance, regardless of any of the provisions or limitations imposed or required herein are more stringent in any later enacted ordinance, interpretation of the terms of this Ordinance, and any violations shall be subject to the penalties herein prescribed.

Sec. 3.9 ENFORCEMENT - VIOLATIONS - PENALTIES

(1) It shall be unlawful for any person to commit or cause, aid, or abet any violation of the terms of this Ordinance, and any violations shall be subject to the penalties herein prescribed.

(2) Any person violating any of the provisions of this Ordinance shall, upon conviction thereof, be punished by imprisonment in the County Jail for not more than ninety (90) days, or by a fine of not more than five hundred ($500) dollars, or by both imprisonment and fine imposed in the discretion of the judge, and each violation exists shall constitute a separate punishable offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Ordinance. Violation of this Ordinance is hereby declared to be a nuisance.

(3) Cumulative Rights and Remedies. The rights and remedies provided herein shall be cumulative and in addition to any other remedies provided by law, including, without limitation, such injunctive relief as may be appropriate.

CHAPTER 4. BOARD OF APPEALS

Sec. 4.1 ESTABLISHMENT:

There is hereby established a Board of Appeals in accordance with Act 184 of the Public Acts of 1931, as amended, and as amended, the Board of Appeals shall perform its duties and exercise its jurisdiction as provided by Sections 3.18 through 3.21, of the said Act 184, as amended, and in such a way that the objectives of this Ordinance may be equally achieved, that there shall be provided a means for competent interpretation and controlled flexibility in the application of this Ordinance; that the health, safety and welfare of the public be secured; and that substantial justice be secured.

Sec. 4.2 MEMBERSHIP, TERMS OF OFFICE:

The Board of Appeals shall consist of three (3) members. The first member of such Board of Appeals shall be the Township Planner, or the Township Planner's representative, for a term of three (3) years, or until his death, resignation or removal, as may be provided for in this Ordinance. The second member shall be a member of the Township Board, appointed by the Township Board for the term of office, and the third member shall be selected and appointed in accordance with Section 3.9 of this Ordinance. The Board of Appeals shall, by the Board of Appeals, serve simultaneously as the third member of, or as an alternate member of, the Board of Appeals, or a member of the Board of Appeals, as may be appointed for a term of three (3) years on expiration of term of any member, or as may be provided for in this Ordinance.

Minutes of the Board of Appeals shall be removable by the Township Board for use as evidence as evidence of office upon written changes and after public hearing.

Sec. 4.3 RULES OF PROCEDURE:

The Board shall adopt its own rules of procedure as may be necessary to conduct its meetings and carry out its functions. The Board shall choose its chairman, and in his absence, an acting chairman.

Sec. 4.4 MEETINGS:

Meetings shall be held at the call of the chairman and at such times as the Board may determine. All meetings of the Board shall be open to the public. The Board may hold public meetings. At any meeting, a study meeting to pursue matters of business, or meet with members of the public in attendance.

Sec. 4.5 RECORDS:

Minutes shall be recorded of all proceedings which shall contain evidence and data relevant to every case considered together with the votes of the members and the final disposition of each case. Such minutes shall be filed in the office of the Township Clerk and shall be made available to the general public.

Sec. 4.6 COUNSEL:

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

Sec. 4.7 HEARINGS:

The Board of Appeals shall fix a reasonable time for the hearing of the appeal and give due notice thereof to all persons to whom any real property within three hundred (300) feet of the premises in question shall be assessed, such notice to be delivered personally or by mail address to the respective owners' last place of business, or address in the Township. Each day that a violation exists shall constitute a separate punishable offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Ordinance. Violation of this Ordinance is hereby declared to be a nuisance.

Sec. 4.8 DECISIONS:

The Board of Appeals shall return a decision on each case within 90 days after a request for appeal has been filed with the Secretary of the Board of Appeals and the appeal is contested by the applicant. The decision of the Board of Appeals shall be the final decision of the Board of Appeals in the case unless the Board shall find that the immediate effect of such decision is necessary for the preservation of the public health, safety and welfare. The Board of Appeals shall have the power to deny any appeal filed with it by reason of fact stated in the certificate a stay would be, in his opinion, cause imminent peril to life or property.

Sec. 4.9 MAJORITY VOTE:

The concurring vote of a majority of the members of the Board of Appeals shall be necessary to reverse any decision, requirement, decision, or determination of the Official or to decide in favor of the applicant on an appeal from which the Board is required to pass under this Ordinance or to effect any variation in this Ordinance.

Sec. 4.10 FILING OF APPEALS:

Appeals to the Board of Appeals may be made by any person aggrieved, by any officer, department, or board of the Township. Any appeal from the decision of the Official concerning the enforcement of the provisions of this Ordinance shall, upon conviction thereof, be made to the Board of Appeals within ten (10) days of the date of the mailing of the Official's decision. Such appeal shall be filed with the Secretary of the Board of Appeals and the Official, and shall specify the grounds for the appeal. Twenty (20) days shall be immediately transmitted to the Secretary of the Board all papers constituting the record upon which the action appealed from was taken.

Sec. 4.11 STAY:

An appeal shall stay all proceedings in furtherance of the action appealed from or the Official's decision if the Board of Appeals shall find the appeal is meritorious, or if such appeal is filed with the Board of Appeals within the time provided for therein.

Sec. 4.12 FEES:

A fee as established by the Township Board shall be paid to the Township Clerk or the Official at the time of filing an application with the Board. The purpose of such fee is to cover, in part, the necessary advertisements, investigations, and other expenses incurred by the Board in connection with the appeal.

Sec. 4.13 DUTIES AND POWERS

The Township Board of Appeals shall have the power to alter or change the zoning district classification of any property, in any change in the terms or intent of this Ordinance, but does not have power to adopt new zoning districts. This Ordinance provides for an administrative review, interpretation, variance, exception, or special approval permit as defined in this Section.

Sec. 4.14 REVIEW:

The Board shall hear and decide appeals where it is alleged by the appellant that there is an error in any appeal, requirement, permit, decision or refusal made by the Official or by any other official in administering or enforcing any provisions of this Ordinance.

Sec. 4.15 INTERPRETATION:

The Board of Appeals shall have the power to:

1. Interpret, upon request, the provisions of this Ordinance in order to carry out the intent and purpose of the Ordinance.

2. Determine the precise location of the boundary lines between zoning districts.

3. Classify a use which is not specifically mentioned as part of the use regulations of any zoning district so that it conforms to a use description of either a permitted or prohibited use, in accordance with the purpose and intent of each district.

4. Determine the off-street parking and any other application or use, as may be specifically mentioned in Chapter 7, Section 7.1 of 5-2.
Sec. 4.18 VARIANCES

The Board shall have the power to authorize upon an appeal, specific variances from such requirements of a general nature with regard to building height and bulk regulations, yard and street regulations, and off-street parking and loading space requirements, in accordance with the Basic conditions listed herein and any ONE of the SPECIAL conditions listed thereafter can be satisfied.

(1) Basic Conditions: That any variance granted from this Ordinance:

(a) Will not be contrary to the public interest or to the intent and purpose of this Ordinance.

(b) Shall not permit the establishment within a district of any use which is not permitted by right within the same district, or any use or dimensional variance for which a conditional use permit or a temporary use permit is required.

(c) Will not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the proposed use is located.

(d) Do not create any conditions from the specific conditions relating to the property as are general or recurrent in nature so as to make the formulation of regulations for such conditions reasonably practical.

(e) Will relate only to property that is under control of the applicant.

Sec. 4.17 SPECIAL EXCEPTIONS:

(1) Temporary Permits: For temporary structures for dwelling purposes, including trailer coaches, subject to the following procedures and limitations and those of Section 4.18:

(a) An application for a permit for the erection or movement of a temporary structure for dwelling purposes, including trailer coaches, shall be made to the Board on a special form used exclusively, for that purpose.

(b) The Board shall give due notice to the applicant and to all property owners within three hundred (300) feet of the property its intent to grant such a permit and the hearing shall be held on such application.

(c) A temporary permit shall not be granted unless the Board be satisfied that the proposed temporary structure is to be vacated upon expiration of a specific time limit not to exceed six (6) months.

(d) No permit shall be transferable to any other owner or occupancy.

Sec. 4.19 BOND FOR COMPLIANCE

In granting any variance, or conditional permit, the Board of Appeals may require that a bond in such amount and sureties, as it may determine, be furnished to ensure compliance with the requirements, specifications, and conditions imposed with the grant of variance or permit and to ensure the continuance of a conditional or temporary use for a stipulated time. Such bond shall not exceed the cost of removal of such use, or the sum of Five Thousand ($5,000.00) Dollars, whichever is the highest.

CHAPTER 5. DISTRICTS

Sec. 5.1 ESTABLISHMENT OF DISTRICTS

For the purposes of this Ordinance, DeWitt Township, is hereby divided into the following districts:

B-1A One-Family Residential District
B-1B One-Family Low Density Residential District
B-1C One-Family Medium Density Residential District
B-4 Medium Density Residential District
B-M1 Multiple Family Residential District
C-0 Office and Administrative District
C-1 One-Family Low Density Residential District
C-2 One-Family Medium Density Residential District
C-3 One-Family High Density Residential District
D-1 Limited Industrial District
D-2 Heavy Industrial District
D-3 Agricultural District
D-1R One-Family Restricted Residential District
R-1T Trailer Coach & Mobile Home Subdivision

Sec. 5.2 ZONING DISTRICTS MAP

The boundaries of the respective districts are defined and established as depicted on the map entitled "Zoning District Map of DeWitt Township, Clinton County, Michigan," which is an integral part of this Ordinance, and which is incorporated herein by reference together with the explanatory matter contained herein.

The Zoning District Map of DeWitt Township, Clinton County, Michigan, shall be certified by the Chairman of the Planning Commission of the Township Clerk and said certification shall contain the following words: "We certify that the map above is an official Zoning Map of the DeWitt Township Zoning Commission, said map being accurate as to the depiction of the respective districts on the effective date of said Ordinance.

If amendments are made in district boundaries or other matter depicted on the official Zoning Map, such changes shall not be considered final, and building permits shall not be issued until the appropriate amendments have been made on the official Zoning Map. Such amendments shall be made within three (3) normal working days after the effective date of the amendment. Each amendment shall be accompanied by a reference number on the map which shall be that of the official action of the Township Board. Two copies of the official Zoning Map shall be maintained and filed with the Township Clerk, one of which shall be in the Office of the Township Clerk and one in the Office of the Official.

Sec. 5.3 INTERPRETATION OF DISTRICT

When a question arises with respect to the boundary of any district the following shall govern:

(1) Where boundaries follow streets or highways, the center line of the street or highway shall be the boundary line or lines.

(2) Where boundaries follow railroad lines, such shall be midway between the main tracks.
Sec. 5.4 SCOPE OF REGULATIONS

No buildings, structure, or part thereof, shall hereinafter be repositioned, moved, or altered in any district, and no new use or change in use shall be made in any district, unless in conformity with the provisions of this Ordinance and no junk yards shall be permitted, except in compliance with Chapter 9 in any district.

(1) The Board of Appeals shall have the Power to classify a use which is not specifically mentioned in relation to a comparable permitted or prohibited use for the purpose of clarifying the use of any district.

Sec. 5.5 R-A DISTRICT: ONE-FAMILY RURAL RESIDENTIAL

The requirements of this District are intended to protect, stabilize, and enhance its essential character. All nonresidential land and structure uses in this district, as well as the other residential districts in this Ordinance, are hereby classified as Special Permit Uses, as defined in Chapter 1.

Sec. 5.6 USES PERMITTED BY RIGHT

(1) One-Family Dwellings:

(2) Customary Accessory Uses and Buildings: provided such uses and buildings are incidental to the principal use and do not include any activity conducted as a business. Any accessory building or use shall be located on the same lot with the principal building. Accessory uses shall include the following:

(a) Living quarters for domestic employees of the resident of the principal building.

(b) The leasing of rooms by a resident family to nonresidential rooms when the total number of rooms does not exceed two (2) in any one (1) dwelling, and provided that no signs for the display thereof is displayed.

(c) Additional supplementary uses, including accessory buildings.

(1) One-Family Dwellings:

(2) Customary Accessory Uses and Buildings: provided such uses and buildings are incidental to the principal use and do not include any activity conducted as a business. Any accessory building or use shall be located on the same lot with the principal building. Accessory uses shall include the following:

(a) Living quarters for domestic employees of the resident of the principal building.

(b) The leasing of rooms by a resident family to nonresidential rooms when the total number of rooms does not exceed two (2) in any one (1) dwelling, and provided that no signs for the display thereof is displayed.

(c) Additional supplementary uses, including accessory buildings.

Sec. 5.7 USES PERMITTED UNDER SPECIAL CONDITIONS

The following uses of land and structures shall be permitted, subject to the conditions hereinafter imposed for each use:

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

(2) Railroad Right-of-Way: Including all necessary trackways, switches and operating devices, such as Mary, yards, freight yards, or sidings.

(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 no less than fifty (50) acres and shall be so designed so as to provide ingress and egress directly onto or from major thoroughfares.

(b) A site plan of the proposed development shall be reviewed and approved by the Township Planning Commission. Such site plan shall state the location of service roads, entrances, driveways, and parking areas, and shall be so designed in relationship to the major thoroughfares that pedestrian and vehicular traffic safety is encouraged.

(c) Development features shall be shown on said site plans, including the principal and accessory buildings, structures and parking areas, and shall be so located as to minimize any possible adverse affects upon adjacent property; all principal or accessory buildings and parking areas shall be set not less than two hundred (200) feet from any boundary line of abutting residentially zoned lands.

(d) The minimum number of off-street parking spaces shall be provided as required in Chapter 7, including special additional spaces which may be required for each accessory use, such as a restaurant or bar.

(e) Whenever a swimming pool is installed, said pool shall comply with the set back requirements provided in Sec. 5.9 (6) and shall be provided with a protective fence at least six (6) feet in height, and entry shall be by means of a controlled gate.

(f) All lighting shall be shielded to reduce glare and shall be so arranged and maintained as to direct the light away from all residential lands which adjoin the site.

(g) Cemeteries: Public, or private, subject to the following conditions:

(a) The site shall be no less than twenty (20) acres and shall be so designed as to provide all ingress and egress directly onto or, from a major thoroughfare.

(b) The location of proposed service roads, entrance, and driveways shall be so designed in relationship to the major thoroughfares that pedestrian and vehicular traffic safety is encouraged.

(c) No principal or accessory building shall be closer than fifty (50) feet from any abutting residentially zoned line.

(d) Customary Agricultural Operation: Including: general farming, truck farming, from crop production, and similar small farm buildings, but subject to the following restrictions:

(a) No storage of manure, odorous or dust producing storage, in any one (1) use, shall be permitted within one hundred (100) feet of any adjoining lot line.

(b) A minimum of two (2) acres shall be provided or one (1) acre kept within a private stable, and one additional horse may be kept for each twenty thousand (20,000) square feet by which the lot exceeds two acres and such buildings shall be fenced and screened from all adjoining premises and roadways, except when being used for a minor agricultural purpose.

(c) No farm building shall be located closer than fifty (50) feet to any lot line.

(d) Customary household pets, may be kept on a noncommercial basis when properly housed and fenced. Except when a formal license has been granted, and Special Use Permit issued by the Township Planning Commission, building that number ex- ceed four in number for any one residence, and shall at all times be housed or fenced within an enclosure which will not permit them to run at large outside the confines of the property. No other animals shall be kept on residential land unless same produce crops and situated on a farm of not less than twenty (20) acres.

(e) No products shall be publicly displayed or offered for sale from the roadside.

(f) Customary home occupations may be conducted in residential structures provided that the following conditions are observed:

(a) No more than one-half of the floor area of one story of the dwelling shall be devoted to such use.

(b) Home occupations shall be conducted indoors and not on the exterior of the dwelling; there shall be no evidence of such occupation or use except a small announcement or identification sign in accordance with Chapter 6, Sec. 6.7.

(c) Home occupations shall be conducted solely by the occupant of the residential dwelling within the confines of the residential dwelling.

Sec. 5.8 USES PERMITTED BY SPECIAL USE PERMIT

The following uses of land and structures may be allowed upon the issuance of a special use permit:

(1) Institutions for Human Care, such as hospitals, clinics, sanitariums, nursing or convalescent homes, homes for the aged and other philanthropic and charitable institutions, upon compliance with the provisions of Chapter 6, Sec. 6.11 to 6.15 inclusive.

(2) Religious Institutions, such as churches, convents, parsonages, and other housing for religious persons, upon compliance with the provisions of Chapter 6, Sections 6.11 to 6.15 inclusive.

(3) Public Buildings, and Public Service Installations, such as parks, school buildings, public utility buildings and structures, upon compliance with the provisions of Sections 6.11 to 6.15, inclusive.

Sec. 5.9 DIMENSIONAL REQUIREMENTS

The following minimum and maximum dimensions of areas shall be required for every structure and land use in the R-A District, except as otherwise provided:

(1) The Minimum Lot Area shall be forty thousand (40,000) square feet. There shall be no more than one dwelling upon each lot.

(2) The Minimum Lot Width shall be one hundred (100) feet (exclusive of open space) upon the front lot front, except where a curvilinear street pattern produces irregularly shaped lots with non-parallel side lot lines, a linear frontal width at the street line may be permitted, provided such lot width at the front building line is no less than one hundred fifty (150) feet.

(3) The Minimum Corner Lot Width shall be one hundred sixty (160) feet, measured between the corners of the lot lines in good and open space at the street front with exceptions to be allowed for lots on curved street with non-parallel side lot lines as provided in the preceding paragraph, except that the minimum lot width at the street front shall be one (100) feet greater than interior lots.
(4) Maximum Lot Coverage: No building including accessory buildings, shall cover more than twenty (20%) percent of the total lot area.

(5) Front Yards: The minimum front yard is a platted area, for any building shall be forty (40) feet unless fronting on a state or federal highway, then a fifty (50) feet setback shall be required. All unplatted areas shall have a front yard setback of no less than fifty (50) feet. The front yard, except for necessary drives or walks, shall be unobstructed.

(6) Side Yards: The minimum side yard shall each be twenty (20) feet in width except that a corner lot shall have a minimum of fifty (50) feet set back from the abutting side street.

(7) Rear Yard: The minimum rear yard shall be sixty (60) feet.

(8) The Minimum Building Height for residential structures shall be two and one-half stories but not more than thirty-five feet. Accessory buildings shall not exceed a height of fifteen (15) feet.

(9) The Minimum Dwelling Area for a single family dwelling, excluding garages, cellars, breezeways or basements shall be:

- One-story - 900 sq. ft.
- Two-story to tri-level - 1200 sq. ft.
- Outside measurements of living area

Sec. 5.18 R-1A DISTRICT: ONE-FAMILY LOW DENSITY RESIDENTIAL

Sec. 5.11 USES PERMITTED

All uses permitted in the R-1A District, subject to all the restrictions specified therein.

Sec. 5.12 USES PERMITTED BY SPECIAL USE PERMIT

The following uses of land and structures may be allowed by the issuance of a special use permit:

(1) All Uses Permitted By Special Use Permit in the R-1A District, subject to the restrictions specified therein.

(2) Planned Unit Development for the provision of open or other environmental innovations through a planned reduction of density resulting from density-reducing structures, a mixture of housing types, or a planned reduction of group housing facilities, as provided in Chapter 6, Sections 5.16 to 5.21, inclusive.

Sec. 5.13 DIMENSIONAL REQUIREMENTS

The following minimum and maximum dimensions or areas shall be required for every structure and land use in this district, except as otherwise provided:

(1) The Minimum Lot Area shall be ten thousand (10,000) square feet, except that the lot width at the front building line shall be no less than forty-two (42) feet where not served by sanitary sewer, or at the building line where the side lot lines are not parallel.

(2) The Minimum Interior Lot Width shall be eighty (80) feet facing the street upon which the lot front, except where a curvilinear street pattern produces irregularly shaped lots with nonparallel side lot lines, a lesser frontage width at the street line may be permitted, provided that the lot width at the front building line is no less than eighty (80) feet.

(3) The Minimum Corner Lot Width: One hundred forty-two (142) feet where not served by sanitary sewer, or one hundred ten (110) feet where served by sanitary sewer, the width to be facing the street upon which the lot fronts, or at the building line where the side lot lines are not parallel.

(4) Front Yards: The minimum front yard is a platted area, for any building shall be forty (40) feet unless fronting on a state or federal highway; then a fifty (50) feet setback shall be required. All unplatted areas shall have a front yard setback of no less than fifty (50) feet. The front yard, except for necessary drives or walks, shall be unobstructed.

(5) Minimum Rear Yard: The minimum rear yard shall be not less than forty-five (45) feet.

(6) Side Yards: Corner lots, the widths of the side lot lines at the street shall be no less than fifty (50) feet of the lot of the building line, and no less than twenty-five (25) feet of the record shall be less than eight (8) feet.

(7) Rear Yard: The minimum rear yard shall be not less than forty-five (45) feet.

(8) The Minimum Building Height for residential structures shall be two and one-half stories, but not more than thirty-five feet.

Sec. 5.17 R-1B DISTRICT: MEDIUM DENSITY RESIDENTIAL

Sec. 5.18 USES PERMITTED

No building, structure or land, or part thereof, shall be located, altered or used in whole or in part, except as otherwise specified, other than the following specified uses, which shall be in accordance with the dimensional requirements of Sec. 5.18.

(1) Two family dwellings:

(2) Accessory Uses: Accessory uses, buildings and structures customarily incidental to the above permitted use, including not more than one private garage for each family unit, which may house one commercial vehicle not to exceed one and one-half tons capacity. When garages are separately constructed, each shall contain a minimum of four hundred eighty (840) square feet. When garages are combined as one building, it shall contain a minimum area of six hundred (600) square feet. Accessory buildings shall not exceed fifteen (15) feet in height.

Sec. 5.19 DIMENSIONAL REQUIREMENTS

Any dwelling erected or altered in this district shall comply with the following:

(1) Minimum Lot Area: Twenty-five thousand (25,000) square feet where served by sanitary sewer; fifteen thousand (15,000) square feet where served by sanitary sewer.

(2) Minimum Interior Lot Width: One hundred thirty-two (132) feet where not served by sanitary sewer and one hundred (100) feet where served by sanitary sewer, the width to be facing the street upon which the lot fronts, or at the building line where the side lot lines are not parallel.

(3) Minimum Corner Lot Width: One hundred forty-two (142) feet where not served by sanitary sewer and one hundred ten (110) feet where served by sanitary sewer, the width to be facing the street upon which the lot fronts or at the building line where the side lot lines are not parallel.

(4) Front Yards: The minimum front yard is a platted area, for any building shall be forty (40) feet unless fronting on a state or federal highway, then a fifty (50) feet setback shall be required. All unplatted areas shall have a front yard setback of no less than fifty (50) feet. The front yard, except for necessary drives or walks, shall be unobstructed.

(5) Minimum Rear Yard: The minimum rear yard shall be not less than forty-five (45) feet.

(6) Side Yards: Corner lots, the widths of the side lot lines at the street shall be no less than fifty (50) feet of the lot of the building line, and no less than twenty-five (25) feet of the record shall be less than eight (8) feet.

(7) Rear Yard: The minimum rear yard shall be not less than forty-five (45) feet.

(8) The Minimum Building Height for residential structures shall be two and one-half stories, but not more than thirty-five feet.
Sec. 5.20 R-3M DISTRICT: MULTIPLE-FAMILY RESIDENTIAL

Sec. 5.21 USES PERMITTED BY RIGHT

(1) All uses permitted by right in the R-1C Residential District, except customary home occupation uses and activities.

(2) Multiple-Family Dwellings, provided such a reasonably constructed and the proposed project is served by public water, sanitary sewer, and storm sewer systems, and that the site is submitted to the Zoning Administrator for a building permit in accordance with the site plan submitted to the Zoning Commission, which shall insure compliance with Sections 5.21 to 5.25 inclusive.

(3) Boarding Houses provided that not more than four persons are accommodated for the serving of meals, and that the dwelling is occupied by a resident family.

(4) Institutions, for Human Care, including hospitals, clinics, sanitariums, or convalescent homes, homes for the aged, philanthropic and charitable institutions, provided there is compliance with Sections 8.11 to 8.15 inclusive.

(5) Educational and Social Institutions, including public or private elementary and secondary schools, institutions for higher education, museums, and other educational or religious personnel, provided there is compliance with Sections 8.11 to 8.15 inclusive.

(6) Educational and Social Institutions, including public or private elementary and secondary schools, institutions for higher education, museums, and other educational or religious personnel, provided there is compliance with Sections 8.11 to 8.15 inclusive.

(7) Lodging Houses provided not more than four (4) non-transient roomers are accommodated for the serving of meals, and that the dwelling is occupied by a resident family.

(8) Group Housing Development, consisting of a group of singly constructed buildings for residential housing, which shall include such types as single-family residential housing, and shall be provided with adequate water and sanitary facilities, other public or private. Adequate facilities shall include not only for the proposed project needs or uses, but also shall provide guaranteed maintenance of such private facilities and shall not be a burden or health hazard to the surrounding land or community or to the surrounding public facilities, and provided there is compliance with the dimensional requirements of Section 5.24.

(9) Group Housing Development, consisting of a group of singly constructed buildings for residential housing, which shall include such types as single-family residential housing, and shall be provided with adequate water and sanitary facilities, other public or private. Adequate facilities shall include not only for the proposed project needs or uses, but also shall provide guaranteed maintenance of such private facilities and shall not be a burden or health hazard to the surrounding land or community or to the surrounding public facilities, and provided there is compliance with the dimensional requirements of Section 5.24.

(10) Group Housing Development, consisting of a group of singly constructed buildings for residential housing, which shall include such types as single-family residential housing, and shall be provided with adequate water and sanitary facilities, other public or private. Adequate facilities shall include not only for the proposed project needs or uses, but also shall provide guaranteed maintenance of such private facilities and shall not be a burden or health hazard to the surrounding land or community or to the surrounding public facilities, and provided there is compliance with the dimensional requirements of Section 5.24.

(11) Group Housing Development, consisting of a group of singly constructed buildings for residential housing, which shall include such types as single-family residential housing, and shall be provided with adequate water and sanitary facilities, other public or private. Adequate facilities shall include not only for the proposed project needs or uses, but also shall provide guaranteed maintenance of such private facilities and shall not be a burden or health hazard to the surrounding land or community or to the surrounding public facilities, and provided there is compliance with the dimensional requirements of Section 5.24.

(12) Group Housing Development, consisting of a group of singly constructed buildings for residential housing, which shall include such types as single-family residential housing, and shall be provided with adequate water and sanitary facilities, other public or private. Adequate facilities shall include not only for the proposed project needs or uses, but also shall provide guaranteed maintenance of such private facilities and shall not be a burden or health hazard to the surrounding land or community or to the surrounding public facilities, and provided there is compliance with the dimensional requirements of Section 5.24.
(1,500) square feet and shall be unobstructed at the top and shall not be devoted to service driveways or off-street parking or loading space, but shall be usable for greenery, drying yards, recreational space, and other leisure activity normally carried on outdoors.

(5) Maximum Building Height: The maximum height of buildings housing the principal use shall be limited to the front yard setback and side yard area requirements. Accessory buildings shall not exceed fifteen (15) feet in height.

(6) Signs shall be in compliance with the provisions of Chapter 6, Section 6.6.

(7) Off-Street Parking shall be in compliance with the provisions of Chapter 7, Section 7.1.

(b) Private Streets: Private streets or private access drives may be permitted within group housing developments, provided there is compliance with the following:

(a) All streets, roadways, or private access drives shall be hard surfaced and have a width of not less than twenty (20) feet. Additional width may be required by the Township Planning Commission based upon the density and building relationship.

(b) Suitable turning facilities shall be provided at the terminus of all dead end streets. A minimum radius of fifty (50) feet shall be required for all turn arounds, and additional width may be required by the Township Planning Commission after consideration of the vehicular needs of a particular group housing development. No dead end streets or culs-de-sacs shall serve more than ten families as a means of vehicular access.

(c) The Township Planning Commission shall have the authority to maintain and repair the streets and access drives.

Sec. 5.26 O-5 DISTRICT: OFFICE AND ADMINISTRATIVE

Sec. 5.27 USES PERMITTED BY RIGHT

The following uses of land and structures shall be permitted when contained within a permanent fully enclosed building:

(1) Health Offices for surgeons, physicians, dentists, and other similar professional persons, engaging in health services.

(2) Institutions for Human Care, including hospitals, eliages, sanitariums, nursing or convalescent homes.

(3) Professional Offices, including architects, engineers, accountants and other employed in the graphic arts field.

(4) Administrative Offices, in which the personnel will be engaged in one or more of the following fields, including executive, administrative, legal, writing, clerical, stenographic, accounting, insurance and similar enterprises.

(5) Business schools or private schools operated for profit.

(6) Publicly owned buildings, and public utility facilities, not excluding storage yards, service stations, exchanges, or substations.

Sec. 5.28 USES PERMITTED UNDER SPECIAL CONDITIONS

The following uses shall be permitted of right, subject to the conditions hereinafter imposed:

(1) Uses which customarily relate to a principal use and are not limited to a pharmacy or apothecary shop, stores limited to scouring compounds or hardware, or similar commercial enterprises, provided that such accessory use is within the building to which it relates, does not have direct outside exposure for customers and conforms to the off-street parking requirements in Chapter 7.

Sec. 5.29 SITE DEVELOPMENT REQUIREMENTS

(1) The Minimum Lot Area shall be 5,000 square feet.

(2) The Minimum Lot Width shall be 50 feet.

(a) Front Yards: The minimum front yard for a building shall be forty (40) feet. Any planted or unplanted area fronting on a State or Federal Highway shall have a front yard setback of at least seventy-five (75) feet. The front yard, except for necessary drives, or walks, shall remain clear and shall not be used for parking, loading, or accessory structures.

(b) Sidewalks: The minimum side yard on each side of a building shall be ten (10) feet for planted lots and forty (40) feet for unplanted areas. If said use abuts a residential district, the side yard shall be increased ten (10) feet.

(c) Rear Yards: The minimum rear yard shall be forty (40) feet and when the yard abuts a residential district, at least ten (10) feet of the rear yard requirement shall be landscaped.

(d) Front Yards: The maximum building height shall be no more than two (2) stories or thirty-five (35) feet.

(e) Maximum Lot Coverage: No building, including accessory buildings, shall cover more than forty (40) percent of the total lot area.

(5) Off-Street Parking: Off-street parking and off-street loading shall be permitted in this district, except that parking and loading shall be within the rear or side yard areas. Whenever a side or rear yard is used for parking and abuts a residential district, an unobscuring solid fence of at least four (4) feet high shall be placed along all such boundary lines. Said parking area shall extend into the normal setback area of the adjoining use district.

(7) Landscaping: The front yard area and any side yard area used for parking or driveway space shall be planned and maintained in accordance with an appropriate landscape design.

(8) Signs: Signs that identify any of the permitted uses in this district shall be in accordance with the requirements in Chapter 6, Sec. 6.1.

Sec. 5.30 B-1 DISTRICT: LOCAL BUSINESS

Sec. 5.31 USES PERMITTED BY RIGHT

The following uses of land and structures shall be permitted when contained within a permanent, fully enclosed building:

(1) Retail Food Establishments, which supply groceries, fruits, vegetables, meats, dairy products, baked goods, confections, or similar commercial enterprises, as a principal use, or as an accessory activity if the sale of the product is limited to the local retail store.

(2) Other Retail Businesses such as drug, variety, dry goods, clothing, notions, paint, book, or hardware stores which supply commodities from the premises.

(3) Personal Service Establishments which perform services on the premises, such as barber or beauty shops; repair shops for shoes, radios, television, jewelry and similar enterprises; and photographic studios.

(4) Offices for Professional Services

Sec. 5.32 USES PERMITTED UNDER SPECIAL CONDITIONS

The following uses shall be permitted in this District, however, subject to the conditions hereinafter imposed:

(1) Restaurants, including lunch counter, drug bar, and other establishments which provide food for consumption on the premises, but not in motor vehicles and provided no dancing or entertainment shall be permitted.

(2) Public Buildings, such as post-offices, libraries or similar public office buildings.

(3) Temporary Outdoor Uses, such as sidewalk sales displays, Christmas tree sales, revival tents, or other quasi-civic activities on a temporary basis, without a public hearing by the County Board of Appeals, provided that such permit shall not be issued for more than thirty (30) days in any one year and that conditions in Chapter 4, Sec. 4.18, (except notices and hearings) shall be complied with.

(4) Fur and Dry Cleaning Establishments provided that nonflammable and odorless cleaning fluid or solvent is used.

Sec. 5.33 USES PERMITTED BY SPECIAL USE PERMIT

The following uses may be allowed upon the issuance of a special use permit:

(1) Gasoline Service Station, provided that no more than twenty-five percent of the gross area of any local business district may be thus utilized, and provided there is compliance with the requirements of Chapter 6, Sections 6.36 to 6.38 inclusive.

(2) Public Buildings and Public Service Installations, as provided in Sec. 8.12(4).

Sec. 5.34 SITE DEVELOPMENT REQUIREMENTS

(1) The Minimum Lot Area shall be 5,000 square feet.

(2) The Minimum Lot Width shall be 50 feet.

(c) Rear Yards: The rear yard shall have a minimum depth of forty (40) feet.

(4) The Maximum Building Height shall be two (2) stories or twenty-eight (28) feet.

(5) Off-Street Parking: Off-street parking and off-street loading shall be provided in compliance with Chapter 7. All parking and loading shall be located in the rear or side yard areas. Whenever a side or rear yard is used for parking and abuts a residential district, a solid fence or wall shall be provided. Parking areas shall extend into the normal setback area of the adjoining district.

(6) Signs: Signs which identify any of the permitted uses within the district shall be in accordance with the provisions of Sec. 6.1.

Sec. 5.35 B-2 DISTRICT: GENERAL BUSINESS

Sec. 5.36 USES PERMITTED BY RIGHT

The following uses shall be permitted as a matter of right, when conducted within a, permanent, fully enclosed building:

(1) All uses permitted by "RIGHT" or under "SPECIAL CONDITIONS" in the O-1 and B-1 Districts.
Sec. 5.38 USES PERMITTED BY SPECIAL PERMIT

The following uses shall be permitted in this district in accordance with the provisions of Chapter 6 and as herein provided:

1. Servicing and repair of farm implements, motor vehicles, trailers, and boats, provided that not more than two items be stored on the premises at any one time pending repairs.

2. Manufacturing and processing establishments which sell their entire output at retail.

3. Veterinary hospitals, clinics, and kennels.

4. Advertising structures, as provided in Sec. 8.41 (8).

5. Secondhand stores.

6. Freewater lockers for retail business.

7. Retail Services, such as household appliance, the repair thereof and similar establishments, provided at least one-half of the business shall originate on the premises.

8. Open air business uses, such as retail sales of plant material not grown on the site, sales of lawn furniture, playground equipment, and garden supplies.

9. Miniature golf, trampoline, or similar public amusement.

10. Drive-In Theaters, provided there is compliance with the provisions of Sec. 8.41 (6).

11. Public Buildings and Public Service Installations provided there is compliance with the provisions of Sec. 8.11 to 8.15 inclusive.

12. Drive-In restaurants, provided that there is compliance with the provisions of Sec. 8.41 (6).

Sec. 5.39 SITE DEVELOPMENT REQUIREMENTS

1. The Minimum Lot Area shall be 2,576 feet.

2. The Minimum Lot Width shall be 40 feet.

3. Yards:

(a) Front yards: The minimum front yard depth shall be forty (40) feet, and shall be appropriately landscaped and maintained, and except for porpoise drives and walks, shall remain clear and shall not be used for parking, loading, or accessory structures. For platted or unplatted areas abutting a state or federal highway a front yard setback of seventy-five (75) feet shall be provided.

(b) Side Yards: Side yards shall not be required except on that side of a lot abutting a street in a residential zone, in which case there shall be a side yard of not less than twenty-five (25) feet, and shall not be used for parking or development.

(c) Rear Yards: The minimum rear yard shall be forty (40) feet.

4. The Maximum Building Height shall be two and one-half stories or thirty-five (35) feet.

5. General Use Requirements: No use in this district shall emit any excessive noise, objectionable odor, smoke, fumes, heat glare, or vibration beyond the boundaries of the parcel on which it is situated.

6. Signs: Signs identifying one of the uses allowed within this district shall be in accordance with the provisions of Sec. 6.7.

7. Off-Street Parking and Loading shall be in accordance with the provisions of Sec. 8.38.

8. All motor vehicle parking and standing areas shall be paved and improved in accordance with the provisions of Chapter 7.

9. Outdoor Storage: Outdoor storage for motor vehicles, trailers, boats and similar-type vehicles, provided that:

(a) The area used for storage shall have an obstructing structural fence, or wall, a minimum height of six (6) feet. When the area abuts a residential zone a twenty-five (25) foot buffer strip shall be required and shall be appropriately landscaped and maintained.

(b) All lighting shall be shielded from adjoining residential districts.

10. Pet Shops provided that animals and birds are kept entirely within the building at all times.


14. Farm implements.

15. Composting, and the burning of materials, provided that the Zoning Commission shall approve the same before a certificate of occupancy shall be granted.

Sec. 6.30 B-2 DISTRICT: HIGHWAY SERVICE

Sec. 6.51 USES PERMITTED

The uses permitted in this section shall be conducted in a permanent, enclosed building except when the nature thereof requires outside activity or when specifically excepted. No building, structure or land shall be used, nor shall any building or structure hereon be erected, altered, or enlarged, in this district, except for the following purposes, provided there is compliance with the provisions of Sec. 6.30:

1. Retail Establishments, selling new merchandise, including but not limited to, gift, curio, novelty, and outdoor sports supply shops.

2. Personal and business services, provided no business shall be conducted thereon.


4. Offices, banks, and public buildings.

5. Gasoline Service Stations, subject to the following conditions:

(a) No more than ten percent of the area of this district shall be utilized for this use.

(b) There shall be compliance with the provisions of Sections 8.36 to 8.38, inclusive.

(c) Automobile, truck and trailer repair and sales of automotive accessories shall be permitted only as an accessory use to a gasoline service station and shall be conducted within an enclosed building.

6. Restaurants and Drive-In Businesses, except outdoor theaters, bars, hot dog stands, tea rooms, and other drive-in businesses, provided for drive-in restaurants and businesses there shall be compliance with the following:

(a) All vehicle parking and standing areas shall be in accordance with the provisions of Chapter 7.

(b) Ice storage and dispensing structures of not more than five (5) tons capacity, including but not limited to, isolated garages, provided that they shall be in accordance with the provisions of Chapters 8.36 to 8.38, inclusive.

(c) Autoport sanitary disposal stations, provided there is compliance with the following:

(a) Minimum Floor Area of each guest unit shall be at least one-half story or thirty-five (35) feet.

(b) No more than ten percent of the area of this district shall be utilized for this use.

(c) There shall be compliance with the provisions of Sections 8.36 to 8.38, inclusive.

(d) Signs: Signs identifying one of the uses allowed within this district shall be in accordance with the provisions of Sec. 6.7.

(e) Off-Street Parking and Loading shall be in accordance with the provisions of Sec. 8.38.

(f) All motor vehicle parking and standing areas shall be paved and improved in accordance with the provisions of Chapter 7.

(g) Outdoor Storage: Outdoor storage for motor vehicles, trailers, boats and similar-type vehicles, provided that:

(a) The area used for storage shall have an obstructing structural fence, or wall, a minimum height of six (6) feet. When the area abuts a residential zone a twenty-five (25) foot buffer strip shall be required and shall be appropriately landscaped and maintained.

(b) All lighting shall be shielded from adjoining residential districts.
(c) The Minimum Lot Coverage of all buildings, including accessory buildings, shall not be more than twenty-five (25%) per cent of the area of the lot devoted to the boundary lines of land developed at any time.

(d) Minimum Yard Dimensions: All buildings shall be set back no less than one-twenty-five (25) feet from any street line and no less than forty (40) feet from any other property line. All buildings shall be set back not less than twenty (20) feet.

1. Site Screening: The site may be enclosed by open fences, walls, or wire fences, shrubs, or trees, which, along any yard line, shall not exceed six (6) feet in height. No screening shall impair safe vertical or horizontal sight distance for any moving vehicle. Any screening of less than four (4) feet high shall be erected to prevent headlight glare on residential or agricultural property.

2. Accessory uses, such as meeting rooms, developing the lot area, lot width, and yard requirements as herein provided.

3. Motor Vehicle Access:
   (a) Site Plans: All site plans submitted for this district shall provide for the proper handling of traffic on the highway, frontage road, or street giving access to the district. No access by motor vehicles, other than stated herein, shall be permitted to a minor or residential street. All access to lots or existence or exit shall be no closer than fifty (50) feet from the intersection of the right-of-way lines of two streets.

   (b) Interstate or Interchange Site Location: Wherever a proposed use is located adjacent to or within one-half mile of an existing or planned state or interstate limited access highway interchange, it shall be upon the written application of the appellant to demonstrate that the proposed site location shall not result in unsafe traffic congestion resulting at or in conjunction with said limited access interchange, and the applicant shall request and submit with its application a written recommendation from the Traffic Division of the Michigan Department of State Highways. In no case, shall private access drives be less than two hundred (200) feet from an interchange.

6. Transition Structures: There shall be, as part of any site development within this district, a strip of land not less than forty (40) feet, or more in width along the right-of-way of a major road or highway, which strip shall serve as a transition zone between the districts. No part of the transition strip shall be used for any purpose except that it shall be occupied by shrubs, trees, fences, or walls, either separately or in combination. The plans or specifications for the site development shall include the arrangement for such plantings and/or structure.

7. The Maximum Building Height of buildings shall not exceed two stories or twenty-eight (28) feet, provided that any building within sixty-five (65) feet of a residential or agricultural building shall not exceed fifteen (15) feet in height.

8. Signs shall be those identifying any of the permitted uses with its district and shall be in accordance with the provisions of Section 6.7.

9. Off-Street Parking and Loading Requirements shall be in accordance with the provisions of Chapter 7 and shall conform to the following:
   (a) At Motels, motor-hotels, hotels, and other transient tourist houses, for each thousand (10,000) square feet of lot area, fifty (50) feet of street frontage, or fifty (50) feet of frontage on a road or street giving access to the center, a Certificate of Zoning Compliance shall be granted for the shopping center.
   (b) A description of the operations proposed.
   (c) Engineering and Architectural Plans for:
      (1) The treatment and disposal of sewage.
      (2) The proposed handling of "traffic congestion, glare, air pollution, water pollution, or safety hazards.
      (3) The proposed hours of business and the estimated number of employees and customers during peak business hours.

Sec. 5.45 APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE

The procedure for obtaining a Certificate of Zoning Compliance shall be according to the provisions of Sections 3.2 to 3.6 inclusive.

Sec. 5.47 REVIEW - PROCEDURE - CERTIFICATE OF ZONING COMPLIANCE - ZONING AMENDMENT

1. Before a building permit may be issued for the district, a Certificate of Zoning Compliance must be granted.

2. The procedure applicable to the issuance of a Certificate of Zoning Compliance affecting the district in which a proposed use is permitted in this district shall be as provided in Sections 3.3 to 3.6 inclusive.

3. Approval of all plans shall be required before a Certificate of Zoning Compliance can be granted for a shopping center developed in part by the applicant. Approval shall be obtained from the County Road Commission and the Michigan Department of State Highways, prior to approval of the site plan and the requirements of this Section.

4. A set of blueprints shall be delivered to the Planning Commission with the application for a Certificate of Zoning Compliance.
Sec. 5.49 USES PERMITTED

The following uses shall be permitted:

(a) The parking of customers' and employees' automobiles.
(b) The loading and unloading of commercial delivery vehicles, at a location which shall not interfere with the pedestrian walkways, or the customer parking facilities.
(c) Recreational facilities, incidental to the center's principal operations, of a nature normally conducted at the desk, provided there may be no admission charge.
(d) Gasoline service stations, provided that the service center shall be provided by at least one direct access from a major thoroughfare. The service center shall be fully capable of absorbing the maximum hourly traffic anticipated to be generated by the center without undue interference to other traffic on the thoroughfare(s).
(e) Surface Improvements: All areas accessible to vehicles for loading, unloading, and storage of goods and materials shall be maintained so as to provide a permanent, durable and dustless surface and shall be graded and provided with adequate drainage facilities in order that all collected surface water is effectively carried away from the site.
(f) The structure Location: No structure, with the exception of permitted signs, fences, walls, and light standards shall be located closer to any property line of the center than a distance equal to twice its height.

Sec. 5.50 SITE DEVELOPMENT REQUIREMENTS

The following types of structures and activities as they pertain to the Planned Shopping Center, shall be incorporated by reference as permitted uses in addition to the uses provided in Section 5.49.

(a) The parking of customers' and employees' automobiles.
(b) The loading and unloading of commercial delivery vehicles, at a location which shall not interfere with the pedestrian walkways, or the customer parking facilities.
(c) Recreational facilities, incidental to the center's principal operations, of a nature normally conducted at the desk, provided there may be no admission charge.
(d) Gasoline service stations, provided that the service center shall be provided by at least one direct access from a major thoroughfare. The service center shall be fully capable of absorbing the maximum hourly traffic anticipated to be generated by the center without undue interference to other traffic on the thoroughfare(s).
(e) Surface Improvements: All areas accessible to vehicles for loading, unloading, and storage of goods and materials shall be maintained so as to provide a permanent, durable and dustless surface and shall be graded and provided with adequate drainage facilities in order that all collected surface water is effectively carried away from the site.
(f) The structure Location: No structure, with the exception of permitted signs, fences, walls, and light standards shall be located closer to any property line of the center than a distance equal to twice its height.

Sec. 5.52 M-1 DISTRICT: LIMITED INDUSTRIAL USES PERMITTED

No building, structure or land shall be used and no building or structure shall thereafter be erected, altered or enlarged except for the following uses:

(a) The parking of customers' and employees' automobiles.
(b) The loading and unloading of commercial delivery vehicles, at a location which shall not interfere with the pedestrian walkways, or the customer parking facilities.
(c) Gasoline service stations, provided that the service center shall be provided by at least one direct access from a major thoroughfare. The service center shall be fully capable of absorbing the maximum hourly traffic anticipated to be generated by the center without undue interference to other traffic on the thoroughfare(s).
(d) Surface Improvements: All areas accessible to vehicles for loading, unloading, and storage of goods and materials shall be maintained so as to provide a permanent, durable and dustless surface and shall be graded and provided with adequate drainage facilities in order that all collected surface water is effectively carried away from the site.
(e) The structure Location: No structure, with the exception of permitted signs, fences, walls, and light standards shall be located closer to any property line of the center than a distance equal to twice its height.

Sec. 5.53 USES REQUIREMENTS

(1) To production, processing, clearing, testing, repair, storage, and distribution of materials, goods, foodstuffs, and other semi-finished or finished products from previously prepared material.
(2) Veterinary hospital.
(3) Trade or industrial schools.
(4) Public utility installations and buildings.
(5) Truck or rail freight terminal.
(6) Airports, provided there is compliance with all applicable state and federal aviation safety requirements and that no lodge, school, church or other community center shall be located adjacent to an airport.
(7) Contractor's establishment.
(8) Commercial freestanding towers, provided there is compliance with the provisions of Section 6.17 (2).
(9) Storage facilities for building materials, sand, gravel, crushed stone, and contractor's equipment, provided there is compliance with the provisions of Section 5.53 (1).
(10) Accessory uses clearly appurtenant to the main use and common or customary with the main use, such as:
(a) Incidental office for management and materials control.
(b) Restaurant or cafeteria facilities for employees working on the premises.
(c) Caretaker's residence is situated upon a portion of the site, which is adjacent to the requirements of the residential districts.
(d) Identification signs referring to the principal activities on the premises or to the persons or firms performing such activities.

(11) Other uses of a similar character, provided there is compliance with the provisions of Section 5.53 (10).

Sec. 5.54 SITE DEVELOPMENT REQUIREMENTS

(1) There shall be no sound or noise discernible at or beyond the lot lines of the property of said use in excess of the average intensity of street and traffic noise, and shall in no event exceed eighty decibels as measured at said property lines.
(2) Smoke, Smog, or Air Pollution: No smoke, odorous gas, or air pollution shall be emitted beyond any property line of the property of said use; in excess of the intensity of the smoke, odor or appearance thereof, be darker than No. 1 of the Ringerhams Chart, as published and used by the United State Bureau of Mines.
(3) Dust or other particulate matter, created by any industrial operation or emanating from any production process, shall be discharged into the atmosphere.
(4) Heat or glare detrimental to the health, safety, and general welfare at or beyond the lot boundaries shall not be produced.
(5) Radioactive materials, that exceed quantities classified by the U.S. Bureau of Standards, shall not be discharged into the atmosphere.
(6) The production, or storage, of any material designed for use as an explosive, shall be prohibited.
case shall the fence or wall be lower than the enclosed parking, loading, or servicing activity to be screened.

(c) When the side or rear yard areas about a residential or commercial district, then a landscaped transition strip on the boundary of the subject use at least ten (10) feet in width, shall be required. 

(f) Open Storage Screening: No outdoor or open storage shall be permitted in this District unless the encircled storage, and shall be screened by, a said, uniformly finished wall or fence with solid entrance and exit gates. Said wall or fence shall be no lower in height than the enclosed storage, and shall not exceed ten (10) feet in height, unless a variance is granted by the Board of Appeals. Parking of licensed motor vehicles of less than twenty-four (24) hours at a time shall not be deemed to be included within these storage screening requirements but shall be screened, in compliance with the provisions of Sec. 5.56. 

(i) The parking of licensed motor vehicles of less than twenty-four (24) hours at a time shall not be deemed to be included within these storage screening provisions herein prescribed.

(j) The Maximum Building Height: shall not exceed three stories in height or fifty (50) feet. 

(k) Off-Street Parking spaces shall be provided in compliance with the provisions of Chapter 7. Sufficient parking space shall be provided for all uses listed herein and by the occupant, including but not limited to, passenger cars, trucks, tractors, trailers, and similar vehicles. 

(l) Off-Street Loading-Unloading shall be in compliance with the provisions of Chapter 7. 

(m) Signs: Signs identifying any of the uses in this district shall be in compliance with the provisions of Section 6.7. 

Sec. 5.56 REVIEW - PROCEDURE

A building permit for a use, specified in this District, or for a use specified in District M-2, shall not be issued until a Certificate of Zoning Compliance, or a Special Use Permit therefor has been issued as the case may be. 

Sec. 5.56 APPLICATION

In addition to the provisions of Section 3.2, an application for a building permit or for a Certificate of Zoning Compliance in an M-1 or M-2 Industrial District shall be submitted: 

(1) A site plan of the property showing the location of all present and proposed buildings, drives, parking areas, walls, partition fences, hedging, plant materials, screening fences or walls, and other construction features. 

(2) A description of the proposed use, in sufficient detail, to indicate the effect of the use in creating traffic congestion, noise, air pollution, fire or safety hazards, or emission of any harmful or obnoxious matter. 

(3) Engineering and Architectural Plans For: 

(a) The treatment and disposal of sewage and industrial waste or unusable by-products. 

(b) The proposed handling of traffic congestion, noise, air pollution, water pollution, fire or safety hazards, or emission of any harmful or obnoxious matter. 

(c) The number of shifts to be worked and the estimated number of employees on each shift. 

(d) A signed statement, by the owner or occupant, certifying that the proposed use will be in compliance with the Use Requirements as provided in Section 5.55. 

Sec. 5.57 APPLICATION FOR A CERTIFICATE OF ZONING COMPLIANCE

The application shall be in the M-1 and M-2 Districts, be in compliance with the provisions of Sections 3.2 to 3.9, inclusive. 

Sec. 5.58 M-2 DISTRICT: HEAVY INDUSTRIAL

Sec. 5.59 USES PERMITTED

(a) Any use permitted in the M-1 District. 

(b) Flattening and electric power generating plants. 

(c) The production, processing, cleaning, servicing, testing, repair, or storage of goods, materials, or products which shall be in compliance with the provisions of Sec. 5.63 (3) to 6 inclusive. 

(d) Open industrial or storage uses, provided that any activity in which materials being processed or stored are located, transported, or treated outside a building shall be enclosed by a solid fence or maintained fence or wall no lower than the subject use or storage. 

(e) Junk Yards:

(a) All uses shall be in compliance with state law. 

(b) The site shall be at least five acres in area. 

(c) A solid fence or wall at least eight (8) feet in height shall be constructed around the property or lot area to screen the site. Such fence or wall shall be of sound, permanent construction and shall be continuously maintained. 

(d) All activities shall be confined within the enclosed 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 beyond the confines of the enclosed area. 

(e) All enclosed areas shall be set back at least one foot from any front street or property line. The front yard setbacks shall be planted with trees, grass and shrubs. 

(f) No open burning shall be permitted and all industrial waste or unusable by-products shall be in compliance with the provisions of Section 6.7. 

(g) A transition strip at least two hundred (200) feet in width shall be provided between the area of the proposed building and the adjoining property. The side yard setback shall be landscaped in accordance with appropriate landscape design. 

(h) Accessory structures and uses incident thereto shall be permitted, provided there is compliance with the provisions of Sections 5.50 to 6.8 inclusive. 

Sec. 5.60 USES PROHIBITED

No building, structure or land shall be used and no building or structure thereon shall be erected, altered or enlarged except in compliance with the provisions of Section 5.63. 

Sec. 5.61 SITE DEVELOPMENT REQUIREMENTS

(a) The minimum lot area, lot width, yard, and maximum building size for this district shall be the same as those required for the M-1 District. 

(b) Off-Street Parking Space shall be provided in compliance with the provisions of Chapter 7 and parking shall be provided for all vehicles owned or leased by the occupant, including, but not limited to, passenger cars, trucks, tractors and similar vehicles, all of which shall be in compliance with the provisions of Chapter 7. 

(c) Off-Street Loading-Unloading shall be in compliance with the provisions of Chapter 7. 

(d) All signs shall be in compliance with the provisions of Section 6.7. 

Sec. 5.62 REVIEW

The provisions of Sections 5.55 to 5.67 inclusive, shall be applicable in this district and compliance therewith shall be made.

Sec. 5.63 A-1 DISTRICT: AGRICULTURAL

All uses permitted in this district are classified as those uses permitted by RIGHT, under "SPECIAL USE PERMITS", and by "SPECIAL USE PERMITS,"

Sec. 5.64 USES PERMITTED BY RIGHT

No building, structure or part thereof shall be erected, altered or used, or land or premises used, in whole or in part, for other than the following: 

(1) Single Family Dwellings. 

(2) Field crop and fruit farming, truck gardening, horticulture, aviaries, hatcheries, apiaries, greenhouses, tree nurseries, and similar agricultural enterprises. 

(3) Raising and keeping of small animals, such as rabbits, poultry, and goats provided that such raising and keeping of small animals shall be on a farm having an area of not less than twenty (20) acres of land, and except in compliance with the provisions of Section 5.65. 

(4) General and specialized farms, including the raising and keeping of cattle, hogs, ponies, sheep, turkeys, swine, and similar livestock on a farm having an area of not less than twenty (20) acres of land. 

(5) Public and private conservation areas and structures for the conservation of water, soil, open space, forest, and wildlife resources. 

(6) Public areas, such as forest preserves, game refuges, insectivorous, insect reproductive parks, and similar public uses. 

(7) Accessory Uses, incidental to any of the permitted uses. All accessory buildings shall be in compliance with the provisions of Sections 6.5 to 6.9 inclusive. 

Sec. 5.65 USES PERMITTED UNDER SPECIAL CONDITIONS

The following uses shall be permitted, subject to the conditions hereinafter imposed: 

(1) Horse Occupations are provided in R-1A Districts. 

(2) Cemeteries, public or private, provided in R-1A Districts. 

(3) Roadside stands selling products grown on the premises provided that space for the parking of customer's vehicles is furnished off the road right-of-way in the ratio of one parking space for each hundred feet of roadside stand floor area and that said structure is located at least ten (10) feet from the road right-of-way, and provided there is compliance with the provisions of Sections 6.5 to 6.8 inclusive. 

(4) Railroad rights-of-way as provided in R-1A Districts. 

(5) Accessory uses incidental to the principal use of the premises. The following accessory uses may be permitted: 

(a) The storage of not more than one unoccupied mobile home upon each farm, or upon each one-family residential lot. 

(b) All signs shall be in compliance with the provisions of Sec. 6.7. 

(6) Notwithstanding the provisions of Sections 5.7, the raising and keeping of livestock and small animals such as poultry, rabbits and goats and hogs, shall not be conducted in this District, on a lot of less than twenty (20) acres, provided that the raising and keeping, including the killing and dressing thereof, are for the sole use or consumption by the occupants of the premises, and provided further that such activities are conducted in such a manner that no odors, smoke, dust, noise or other conditions shall not be deleterious to the health or safety of any person within the District. 

(7) No storage of manure, odor or dust producing materials or use shall be
(b) A minimum of two (2) acres shall be provided for one animal housed in a barn or similar building, or one additional animal may be kept for each additional two acres of land area. Stables and buildings housing livestock shall not be closer to any adjoining lot line than one hundred feet. In the case of residential housing, livestock shall be fenced so as to insure that such animals shall not be closer than one hundred feet from an adjoining residence. All livestock shall be housed and fenced from all adjoining lots and roadways, except when accompanied by owners or riders.

c) Household pets are defined as excluding horses and ponies, and customary farm income producing animals, but shall include any domesticated dog, cat or animal that is kept as a pet or for hunting purposes. Except when a kennel license has been granted, household pets may not exceed four (4) in number for any one residence, and shall at all times, be housed or fenced within an enclosure that will not permit said pets to run at large outside the confines of the owners property lines.

Sec. 5.66 USES PERMITTED BY SPECIAL PERMIT

The following uses may be permitted in any agricultural district by the issuance of a special use permit upon compliance with the provisions of Sections 2.4, to 8.10, inclusive.

(1) Public recreation and playgrounds.
(2) Greenhouses and nurseries selling at retail on the premises.
(3) Riding Stables and livestock auction yards.
(4) Production of fur bearing animals for profit.
(5) Game or hunting preserves operated for profit.
(6) Veterinary hospitals, clinics, and kennels.
(7) Seasonal labor housing complexes associated with agricultural enterprises, provided they are maintained in safe and sanitary condition, with inside water and sanitary sewage disposal facilities and that they are occupied no more than eight (8) months in any one (12) month period.
(8) Sawmills.
(9) Grain and seed elevators and sales, cold storage for cooperative and/or wholesale agricultural products.
(10) Private Noncommercial Recreational Areas, private noncommercial swimming pools, community recreation centers, or other noncommercial recreational activities, upon compliance with the provisions of Section 6.22 to 6.26 inclusive.
(11) Golf Courses and Country Clubs other than golf driving ranges and miniature golf courses, upon compliance with the provisions of Section 5.77 (3).
(12) Mobile Home Park Developments upon compliance with the provisions of Sec. 5.31 to 5.32 inclusive.
(13) Institutions for human care, religious institution, educational and social institutions, upon compliance with the provisions of 6.11 to 6.15 inclusive.
(14) Public buildings and public service establishments upon compliance with the provisions of Sections 6.11 to 6.15, inclusive.
(15) Sand or gravel pits, quarries, public or private dumps, incinerators, sanitary fills, junk yards, sewage treatment and disposal installations, upon compliance with the provisions of Sections 6.40 to 6.41 inclusive.
(16) Drive-In Theaters temporary and transient amusement enterprises, golf driving ranges, miniature golf courses, upon compliance with the provisions of Sections 6.40 to 6.41 inclusive.
(17) Special Open Space Uses public beaches, bath houses, private resorts, recreational camping, and other open space uses operated for profit, upon compliance with the provisions of Sections 6.40 to 6.41 inclusive.
(18) Commercial Freestanding Towers upon compliance with the provisions of Section 6.17.
(19) Airports, provided that all applicable State and Federal aviation safety requirements are complied with and that land, schools, churches or other public meeting places shall not be located adjacent to any airport.

Sec. 5.67 DIMENSIONAL REQUIREMENTS

The following dimensions shall be required for every structure and land use in this district.

(1) The Minimum Lot Area: Same as R-1A District.
(2) The Minimum Lot Width: Same as R-1A District.
(3) The Minimum Corner Lot Width: Same as R-1A District.
(4) Front, Side and Rear Yard Requirements: Same as R-1A District.
(5) Minimum Lot Coverage: No building, including accessory buildings, shall cover more than twenty (20%) percent of the total lot area.
(6) Minimum Building Height: Two and one half stories or 25 feet, for residential structures. Structures for agricultural operations such as barns and silos may be permitted up to one hundred feet in height.
(7) The Minimum Dwelling Floor Area: Same as R-1A District.
(8) Signs: Signs identifying any of the permitted uses within this district shall be in compliance with the provisions of Section 6.7.

Sec. 5.68 R-1R DISTRICT: ONE-FAMILY RESIDENTIAL DISTRICT

Sec. 5.69 USES PERMITTED

(1) One-family dwelling with garage and
(2) Utility building.

Sec. 5.70 DIMENSIONAL REQUIREMENTS

Dimensional requirements shall be the same as R-1B, Sec. 5.13, except for floor area requirements (9), which are as follows:

1 story: 1,500 sq. ft.
1 1/2 story: 1,500 sq. ft.
2 story: 2,500 sq. ft.
3 story: 3,500 sq. ft.

Privacy fencing and lawns shall be not more than twenty-five (25) percent when not served, by sanitary sewer and thirty (30) percent when served by sanitary sewer.

Sec. 5.71 R-1T DISTRICT: TRAILER COACH AND MOBILE HOME SUBDIVISION

Sec. 5.72 INTENT AND PURPOSE

This district is to provide for an area that may be set aside and platted for the accommodation of people wishing to live in trailer coaches or mobile homes; to provide said area with road, water, and sanitation facilities; to limit the use of said area to individuals who have purchased lots or sites and desire to move said coaches or mobile homes onto them and enjoy the facilities and privileges provided by this zoning.

For the purpose of this Section, the word "trailer" shall be considered to mean any one or all of the following: "Trailer Coach", "Double Trailer Unit", or "Mobile Home".

Sec. 5.73 USES PERMITTED BY RIGHT

(1) Trailer coaches, double trailer units, and mobile homes when assembled and mounted on a foundation approved by the Official and used for residential purposes only.
(2) One Private garage for each lot having a maximum floor area of eight hundred (800) square feet.
(3) One (1) accessory building having a maximum floor area of two hundred (200) square feet for each lot.
(4) One (1) permanent maintenance building.
(5) One (1) developer's residence and garage.
(6) Home Occupations as provided in R-1A District.
(7) Household pets as provided in R-1A District.

Sec. 5.74 USES REQUIRING SPECIAL USE PERMITS

The following uses may be permitted by obtaining a Special Use Permit as provided for in Sec. 8.1 - 8.15 inclusive. The uses listed in Sec. 5.8 shall be closely followed and shall be compatible with the area in which they are located.

Sec. 5.75 DIMENSIONAL REQUIREMENTS

Every lot on which a trailer coach, double trailer unit or mobile home is moved or erected shall comply with the following:

(1) Minimum site area: The minimum area of such trailer coach and mobile home subdivision shall be no less than five (5) acres with a minimum width of two-hundred and fifty (250) feet. Entrance and exit drives which have been approved by the Clinton County Road Commission shall be located no closer than two-hundred (200) feet from the intersection of any two (2) public streets or highways.
(2) Minimum Lot Area: Twenty thousand (20,000) square feet served by sanitary sewer and twelve thousand (12,000) square feet served by sanitary sewer. There shall be not more than one (1) living unit upon each lot.
(3) Minimum Lot Width: One hundred (100) feet where not served by sanitary sewer and eighty (80) feet where served by sanitary sewer.
(4) Minimum Corner Lot Width: One hundred ten (110) feet where not served by sanitary sewer and ninety (90) feet where served by sanitary sewer.
(5) Front Yards: The minimum front yard for this district shall be fifty (50) feet. Front yard, except for necessary drives and walks shall be unobstructed except for necessary landscaping.
(6) Rear Yards: The minimum rear yard shall be not less than sixty (60) feet.
(7) Side Yards: The interior lot shall have a side yard width of ten (10) feet on each side and a corner lot shall be not less than twenty-five (25) feet from the abutting road right-of-way.
(8) Maximum Lot Coverage: The maximum lot coverage shall be not more than twenty-five (25) percent when not served by sanitary sewer and thirty (30) percent when served by sanitary sewer.
(9) Maximum Building Height: The maximum building height shall not exceed thirty-five (35) feet.
(10) Minimum Floor Area: Each trailer coach, double-trailer unit or mobile home shall have a minimum floor area of four-hundred and eighty (480) square feet in living area and in no case less than one hundred twenty-five (125) feet living area and eighty (80) square feet for each occupant living in each trailer coach, double-trailer unit or mobile home.
(11) Off-Street Parking Requirements: Two (2) vehicle parking spaces for each lot.
(12) Site Development requirements for accessory buildings, including detached garages, shall be the same as Section 6.16.
CHAPTER 6. SUPPLEMENTARY REGULATIONS

Sec. 6.1 PRIOR BUILDING PERMITS

Any building permit issued prior to the effective date of this Ordinance shall be valid even though not conforming to the provisions herein, provided that construction was commenced within ninety (90) days from the date of issuance and that the entire building shall be a part of the building plans filed with the permit application, within one year from the date of issue.

Sec. 6.2 ACCESS TO A STREET

All lots of record created after the effective date of this Ordinance shall have frontage on a public street, except in the case of an officially approved group housing development as provided in Section 5.25. Any lot of record created before the effective date of this Ordinance, without any frontage on a public street shall not be occupied without access to a street provided by an easement or other right-of-way no less than twenty (20) feet wide. No more than one lot may be served by such an access route.

Sec. 6.3 REAR DWELLING PROHIBITED

No building in the rear of a lot on the same lot with a principal dwelling shall be erected, altered, or moved upon any lot or premises and used for any dwelling purpose for any length of time. An accessory building used as construction storage space per each family unit, but in no case less than two spaces per dwelling unit.

Sec. 6.4 REQUIRED WATER SUPPLY AND SANITARY SEWERAGE FACILITIES

After the effective date of this Ordinance, no structure for human occupancy shall be erected, assisted, or moved upon any lot or premises and used for any dwelling purposes except for watchmen, caretakers and domestic employees whose employment is related to the functioning of the detached building, provided that all other requirements of this Ordinance are satisfied.

Sec. 6.5 USES OF STRUCTURES FOR NON-HUMAN OCCUPANCY

No structure shall be used for dwelling purposes that is not in compliance with this Ordinance and the Township Building Code. No garage, or other accessory building, trailer coach, cellar, basement, test, cabin, partial structure, whether of a fixed or portable nature, shall be erected or moved onto a lot and used for any dwelling purpose for any length of time.

Sec. 6.6 TEMPORARY HOUSING OCCUPANCY

The provisions of this Article shall not be construed to enable temporary or conditional permits for structures not attached to buildings, individual mobile home units, or basement dwelling, except that in the following circumstances temporary permits for occupancy of mobile homes may be issued with the following restrictions:

(1) Emergency Housing. When a dwelling is destroyed by fire, collapse, explosion, acts of God, or acts of the public enemy. Permits may be issued by the Zoning Administrator for not more than six (6) months. Any extension must be applied to the Zoning Board of Appeals, which shall grant or deny the same.

(2) Medical Reason. A person may make application to the Zoning Administrator to occupy a mobile home in Clinton County. Said person shall make application for a housing permit. The Clinton County Zoning Administrator shall act on all such applications and either grant, or deny the same, with certain restrictions if it is felt necessary, or deny the same. The permit, if granted, would be only for the time specified in the application and expires as stated in the application.

Sec. 6.7 SIGNS

The signs for identification of premises and for providing information relative to the functions of the premises shall be permitted upon compliance with the following requirements:

(1) All Zoning Districts: Signs shall not be allowed in any district which are:

(a) Obnoxious.

(b) Illegal under state laws or regulations and applicable local ordinance or regulations.

(c) Not clean and in good repair.

(d) Not securely affixed to a substantial structure.

(e) or which attempt to appear to attempt to regulate, warn, or direct the movement of traffic or vehicle or motor vehicle storage space per each motor vehicle.

(2) Accessory Uses. Signs may be attached flat against a building, trailer coach, cellar, basement, or structures or may be constructed separately, and in addition to shelter use may be used for any accessory use permitted in the district.

Sec. 6.8 ACCESSORY BUILDINGS

Authorized accessory buildings, may be erected as a part of the principal building or may be connected to it by a roofed over porch, patio, breezeway, or similar structure, or may be completely detached. If attached to the principal building, an accessory building shall be made structurally a part of it, and shall comply in all respects with the requirements applicable to the principal building. An accessory building not attached and not made a part of the principal building shall not be nearer than ten feet from any other structure on the same lot and shall also comply with the setback, front, and side yard requirements of this Ordinance.

(1) Accessory Uses - Garages: The structural space which is permissible in residential districts for motor vehicle storage, and for incidental use, as accessory to an authorized use shall not exceed the following:

(a) R-1A Residential Districts not to exceed nine hundred square feet.

(b) R-B and R-D Residential Districts not to exceed eight hundred square feet.

(c) R-M and R-D Districts and Group Housing Developments not to exceed five hundred (500) square feet per each family unit, but in no case less than two spaces per dwelling unit.

(1) There shall be no storage of commercial vehicles, except one per residential dwelling, which shall not exceed one ton rated capacity, or in the case of an agricultural operation, or of a home occupancy, which shall be a part of the principal residence use, except one per residential dwelling which shall not exceed one and one-half ton rated capacity.

(2) Space in a garage accessory to an R-M, R-D, or R-I, or to a motel shall not be rented out except by the occupants of the principal dwelling.

(3) A parking area of ten (10) feet by twenty (20) feet shall be considered an adequate space for an attached garage or motor vehicle storage space per each motor vehicle.

(2) Accessory Uses. Signs shall be attached flush with the face of the building, excepting those signs permitted in this section.

(a) Signs may be attached flat against a main building or parallel to the building with a projection not to exceed eight inches in height and may face only public streets or parking areas which are part of the development.

(b) Signs which pertain to an activity occurring on the premises, provided that signs shall be attached flush with the face of the building.

(c) Signs shall be visible only from the street upon which the building faces.

(d) Signs shall not exceed twenty (20) square feet in area, nor extend beyond the height of the structure, nor exceed the width of the structure.

(e) Sign illumination shall be by a reflector method using a nonanimated, nonterminating light source.

(b) One nonilluminated sign advertising a home occupancy or professional service not to exceed twenty-five (25) square feet in area for unplatted lots, four square feet in unplatted areas and attached flat against a building wall, and no closer to the street line than twenty-five feet.

(c) One nonilluminated sign or structure advertising a recorded subdivision or development not to exceed fifty square feet and placed no closer to any street line than twenty-five feet.

(d) All signs for the construction and design of signs shall be submitted to the Planning Commission for review and approval, excepting those signs permitted in (a) and (b) of this subsection.

(3) R-1D, Residential, R-1M Multiple, and Group Housing Developments:

(a) All signs permitted in R-1A, R-1B, and R-IC, Residential Districts, and subject to the same limitations required for those districts.

(b) One flat sign or structure announcing the identification of the apartment development that shall not exceed four square feet in area. Such signs or structures may be illuminated provided that the source of light is not visible.

(4) Office and Professional Districts:

(a) Signs may be attached flat against a main building or parallel to the building with a projection not to exceed eight inches and may face only public streets or parking areas which are part of the development.

(b) Signs which pertain to an activity occurring on the premises, provided that signs shall be attached flush with the face of the building.

(c) Signs shall be visible only from the street upon which the building faces.

(d) Signs shall not exceed twenty (20) square feet in area, nor extend beyond the height of the structure, nor exceed the width of the structure.

(e) Sign illumination shall be by a reflector method using a nonanimated, nonterminating light source.

(5) B-1 Local Business District:

(a) All signs permitted in any residential district and subject to the same limitations required for those districts.

(b) Signs may be attached flat against a main building or parallel to the building with a projection not to exceed one foot in height and may face only public streets or parking areas which are part of the development.

(c) All bare incandescent light sources and immediately adjacent reflecting surfaces shall be shielded from view. No flashing lights, or animated advertising devices shall be permitted.

(d) Signs shall not project above the corbice or roof line.

(e) No temporary sign made of paper, cardboard, canvas, or similar material, smaller than a sign advertising the sale of rental of the premises on which the same is located, shall be permitted on the exterior walls.

(f) Signs shall not exceed, in height, twenty (20%) percent of the building height, and the total area of all signs on any wall shall not exceed twenty (20%) percent of the area of such wall.

(6) B-2 General Business District:

(a) The same requirements as provided for B-1 Business Districts shall prevail.

(b) Signs may be illuminated; but if intended to have moving illumination, such illumination must first be approved by the Zoning Board of Appeals, which shall insure that light or movement will not distract motor vehicle operators or constitute a traffic safety hazard.
(c) Advertising structures, billboards or outdoor signs, provided there is compliance with the provisions of Section 8.40.

(7) B-3 Highway Service Districts:

All signs permitted in District B-2, subject however to the following limitations:

(a) Signs shall be placed flat against the main building, or parallel to the building on a corner lot, may face only public streets or parking areas which are part of the development.

(b) A sign shall not exceed in height twenty percent of the building height and the total area of all signs shall not exceed twenty percent of the area of the nearest building face with which they are parallel.

(c) Signs may be illuminated but not flashing or variable in light intensity. All lighting shall be accomplished in a manner such that no illumination source is visible outside the lot lines.

(d) Signs may not project above the cornice or roof line.

(e) Signs not exceeding two square feet, purely for traffic regulations and directions, within the development, may be utilized as required.

(f) One free standing sign structure may be utilized to identify the district development, which sign shall be set back twenty-five feet from any public street right-of-way, does not exceed a height of thirty-five feet and is of such size and design that it will, in the judgment of the Township Planning Commission meet the vehicular safety and protective standards of the Highway Service Department.

(g) The plans and specifications for site development which are required within this Section shall include the type, size, location, and illumination of all signs proposed as part of the site development. The Township Planning Commission shall issue a certificate of light intensity, color, and movement shall not likely be distracting to motor vehicle operators as to constitute a traffic hazard.

(h) Signs permitted in this District shall be restricted to identification related to the business occupants and their functions on the premises only.

(i) B-4 Planned Shopping Center District:

The same requirements as provided for B-3 Highway Service Districts, but subject further to the following regulations:

(a) No signs shall be erected on the sides of a building which shall be located on the front rear or side location of the building, as is used for normal customer entrance.

(b) Signs shall be so designed to be transparent and harmonious to the shopping center and to the other signs within the center.

(9) M-1 Limited Industrial and M-2 Heavy Industrial Districts:

(a) All signs permitted in any residential, agricultural or business districts and subject to the same requirements and limitations for those districts.

(b) Advertising structures, billboards or outdoor signs, provided there is compliance with the provisions of Section 8.40.

(10) A-1 Agricultural Districts:

(a) All signs permitted in H-1A, B-1B and B-1C, Residential Districts, and subject to the same limitations required for those Districts.

(b) One nonilluminated sign advertising the sale of farm products grown on the premises of the farm, not exceeding two square feet in area and placed no closer to any street or road line than twenty-five (25) feet.

(c) Identification painted on or otherwise made a part of the surface of a roof of a barn and other accessory buildings pertaining to and identifying the owner and/or activity of the farm unit, provided said identification is not for advertising purposes.

(d) Memorial or historical signs such as "Centennial Farm" signs and/or other signs representing awards won by the farm unit and/or proprietors.

(11) For Nonconforming Uses: One sign, placed flat on the wall of a legal nonconforming use not to exceed twenty square feet in area.

(12) For Organizations and Institutions: One sign per lot for churches, schools, clubs, associations and institutions serving as identification and/or bulletin boards not to exceed twenty square feet in area. Such sign may be placed flat against the wall of a building or may be free standing, provided that it shall be no closer to any property line than twenty feet. Such signs may be illuminated providing the source of light is not visible.

Sec. 6.8 EXCAVATION, SOILS AND MINERALS

The excavation of peat, mud, sand, gravel, clay, shale, or other natural mineral deposit, including the quarrying of rock minerals and/or concrete sand, may be authorized in any district by the Planning Commission by the issuance of permits upon compliance with the provisions of Sections 8.40 to 8.61, inclusive.

(1) Excavation of Top Soil: Top soil shall not be stripped, excavated or removed from any premises for sale at retail or wholesale, or for any other use than on the premises on which the top soil was originally located except when as a product of an authorized excavation of other soils as provided in this Section. This provision shall not be construed, however, to prohibit sod farming operations.

Sec. 6.9 FENCES, WALLS, AND SCREENS

No fence, wall or structural screen, other than plant materials, shall be located on any residential property higher than eight (8) feet, nor shall they be placed beyond the front building line.

No hedge, or other screen planting shall exceed a height of three (3) feet above the ground level of the front yard, nor closer than twenty (20) feet to the front property line. On any corner lot, no hedge or other screen planting shall exceed a height of three feet within twenty feet of any corner so as to interfere with traffic visibility across the corner.

Sec. 6.10 EXCEPTION TO REQUIRED LOT AREA FOR RESIDENTIAL DISTRICTS

Any residential lot created or recorded prior to the effective date of this Ordinance may be used for any permitted use even though the lot area and/or the dimensions are less than those required for the district in which the lot is located, provided:

(1) That the other requirements of the district are met.

(2) That no adjacent land or lot is owned by the owner of the lot in question.

(3) That no lot shall be so reduced in area that the required open space will be smaller than those established as a minimum for the district in which the lot is located.

(4) That any lot so excepted shall be no less than fifty (50) feet wide, at the street line.

Sec. 6.11 LOT AREA CAN BE ALLOCATED ONCE

No portion of a lot can be used more than once in complying with the provisions of area and yard dimensions for the construction of a proposed building or the alteration of an existing building.

Sec. 6.12 ACCESSORY BUILDING

An accessory building shall not occupy more than thirty (30%) percent of the area of any rear yard.

Sec. 6.13 SUPPLEMENTARY YARD REGULATIONS

(a) For residential lots adjoining an alley, the least width of a required side yard may be measured to the centerline of the alley, provided no building shall be erected closer than five (5) feet to the nearest alley-right-of-way line.

(b) For lots of record eighty (80) feet or more in width at the building line, the same side yard requirements as for lots one hundred feet or over in width.

(c) For lots of record sixty to seventy-nine feet in width at the building line the least width of either side yard shall be eight (8) feet; but the sum of the two side yards shall not be less than thirteen (13) feet.

Sec. 6.13 REAR YARD REDUCTION

When a lot of record in any residential district has a depth of less than one hundred fifteen (115) feet prior to the effective date of this Section, the maximum depth of such lot may be reduced one-fourth of the distance if the lot depth is less than one hundred fifteen feet, provided that the rear yard shall be less than twenty (20) feet in depth.

When there is a public alley at the rear of a lot upon which the rear yard is located, the rear yard requirements of the depth of the rear yard may be made to the centro of such alley.

Sec. 6.15 PERMITTED YARD ENCROACHMENTS

(1) Paved terraces, patio, and uncovered porches, balconies or other subject to yard requirements, provided:

(a) The paved area is unroofed and without such walls, parapets, or other forms of solid, continuous barrier that connect the paved area to the principal building that an enclosed area is formed which appears functionally a part of the principal building.

(b) The highest finished elevation of the paved area is no greater than three (3) feet above the average surrounding finished ground grade.

(c) No portion of any paved area is closer than fifteen feet to any lot line.

Paved areas may have an open railing or fence not over three (3) feet high, and may have noncontinuous windbreaks or visual or structural screen walls not over three feet high and not exceeding more than one-half the perimeter of the paved area.

(2) Enclosed porches, either one story, two story, or an unenclosed porch having solid foundation, and capable of being enclosed should be considered an integral part of the building, and shall, therefore, be subject to all yard and area dimensional requirements established for principal buildings.

(3) Special structural elements, such as cornices, sills, belt-courses, dormers, gables, eaves, pilasters, and similar structural features—may project into any yard a maximum of two and one-half feet.

(4) Fire escapes, outside stairways, and balconies, if of open construction, may project into the yard area a maximum of five feet.

Sec. 6.16 ACCESSORY BUILDINGS

(1) In a Front Yard: No accessory building shall project into any front yard.

(2) In a Rear Yard: No accessory building, including detached garages, shall be placed closer than eight (8) feet to any lot line.

(3) In a Side Yard: No accessory building, including detached garages, shall be placed closer than ten feet or more to the rear of the principal building, and the amount of the rear yard shall be no closer than eight (8) feet to the side lot line.

(4) On a corner lot: No accessory building shall be placed closer to the side street line than the side yard setback of the principal building on
Sec. 6.17 SUPPLEMENTARY HEIGHT LIMITATIONS

For each structure or building, permitted as an exception to a particular district, shall be considered as integral parts of the whole residential structures; certain nonresidential structure and thereby shall not exceed the height limitations.

(1) Ornamental in purpose, such as church spires, belltowers, domes, ornamental towers, flag poles, and monuments.

(2) Appurtenances to mechanical or structural functions, such as chimneys and smoke stacks, tanks, elevator and stairwell penhouses, ventilators, building, radio towers, radio antennas, television antennas, fire and hose towers, and cooling towers.

(3) Commercial freestanding towers when not attached to a building or structure, shall be considered to comply with State and Federal regulations pertinent thereto.

(4) Freestanding Towers such as T.V. or radio towers intended primarily to serve the occupants of the main structure shall not exceed one and one half times the structural height limitations for structures in that district.

Sec. 6.18 PERMITTED EXCEPTIONS, RESIDENTIAL DISTRICTS

There shall be no exceptions permitted for residential structures; certain nonresidential structures or buildings may be permitted to exceed height limitations provided there is compliance with the provisions of Sections 8.1 to 8.15 inclusive.

Sec. 6.19 PERMITTED EXCEPTIONS, BUSINESS AND INDUSTRIAL DISTRICTS

(1) In any business or industrial district, any principal building, whether erected to a height in excess of that specified for the district, provided each front, side and rear yard is increased one foot for each one foot of such additional height.

(2) In those districts not requiring one or more yard setbacks, any portion of a principal building may be erected to a height in excess of that specified for that particular district provided such portion of the main structure shall not exceed one and one half times the structural height limitations for structures in that district.

Sec. 6.20 USES PERMITTED BY SPECIAL USE PERMIT

The following uses may be permitted by the issuance of special use permit:

Sec. 6.21 FLOOD PLAIN REGULATIONS

Sec. 6.22 FLOOD PLAIN AREAS

The flood plain areas within Clinton County shall be as determined by the Michigan Water Resources Commissioner and the U.S. Army Corps of Engineers. As this information becomes available, it will be kept in the office of the Official and County Drain Engineer. Said flood plain areas shall be restricted as to use and occupancy so human life is protected and further flood damage is minimized.

Sec. 6.23 PERMITTED PRINCIPAL USES

Notwithstanding any other provisions of this Ordinance, no building or structure, permitted as an exception to a particular district, shall be used except for one or more of the following uses, in the flood plain areas:

(1) Open space uses, such as farms, truck gardens, stables, parks, playgrounds, golf courses, tennis courts, athletic fields, nature paths, public or commercial recreation, and other similar open uses.

(2) Off-Street Parking provided that all parking shall be at grade level and in conformance with the provisions of Chapter 7.

(3) Yard and setback Areas required for each structure shall be included within the flood plain areas. The elevation of the lowest floor cannot be designed or intended for human habitation shall be at least three feet above the established flood plain.

Sec. 6.24 APPLICATIONS FOR BUILDING PERMIT

Prior to the issuance of a building permit for a structure in a flood plain area, the Planning Commission shall require the applicant to submit topographic data, engineering studies, a site plan or other data needed to determine the possible effects of flooding on the proposed structure and/or the effect of the structure on the flow of water. All such data shall be prepared by a registered, professional civil engineer.

Sec. 6.25 TRANSITION PROVISIONS

To accommodate a natural tendency for a gradual transition between two distinctly different kinds of land use activities, there are herein created transition zones at the periphery of certain commercial and industrial districts. Within these transition zones restrictions for residential districts are modified within a specified distance to the less restrictive requirements of such a commercial or industrial district.

Sec. 6.26 LIMITS OF TRANSITION ZONES

Sec. 6.27 USES PERMITTED

The following uses shall be permitted in any transition zone:

(1) All uses permitted by right in the R-1A, R-1B, and R-1C Districts which exceed one hundred feet of the R-1A, M-1, and M-2 Districts provided that any nonconforming use allowed within the transition zone shall be permitted only upon the issuance of a special use permit, in compliance with the provisions of Sections 8.1 to 8.10, inclusive.

Sec. 6.28 SITE DEVELOPMENT

(1) Off-street parking lots, public or private, upon compliance with the provisions of Chapter 7.

Sec. 6.29 SITE DEVELOPMENT REQUIREMENTS

(1) Yards: All yard dimensions, height, area, and bulk requirements for the particular residential district shall be complied with.

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

Sec. 6.30 NONCONFORMING USES

(1) The following uses shall be no closer than one hundred feet to any residential district, except as otherwise provided:

(a) Gasoline service or filling stations.

(b) Automobile repair and public garages.

(c) Drive-in food or drink dispensing facilities.

(d) Drive-in theaters.

(e) Drive-in golf ranges.

(f) Amusement parks, carnivals, tent shows.

(g) Music or dancing schools and sodalities.

(h) Laundry or dry-cleaning establishments.

(i) Animal hospitals, clinics or kennels.

(j) Storage facilities for live poultry.

(k) Poultry killing or dressing.

The lawful use of land or buildings existing at the time of the adoption of this Ordinance may continue although such use does not conform to the regulations specified by this Ordinance for the district in which said land or building is located, subject to the following conditions and specifications:

(a) A nonconforming use, other than a building, shall be made to conform to the provisions of the zoning ordinance within a period of two years after adoption of the zoning ordinance.

(b) Any nonconforming use of land or building which has ceased to exist or abandoned for a period of one year shall thereafter conform to the provisions of this ordinance.

(c) Any nonconforming building which has been destroyed or damaged by fire, explosion, act of God, or by a public enemy to the extent of sixty percent or more of its assessed valuation, shall thereafter conform to the provisions of this ordinance.

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(f) Any nonconforming building which has been destroyed or damaged by fire, explosion, act of God, or by a public enemy to the extent of sixty percent or more of its assessed valuation, shall thereafter conform to the provisions of this ordinance.
Sec. 7.5 USE OF PARKING AREAS

No sign shall be erected in parking areas or any kind shall be conducted in any parking area.

(1) Computing Capacities: In computing capacities of any joint use, the total space requirement is the sum of the individual requirements that will occur at the same time. If space requirements for individual uses occur at distinctly different times, the total of such off-street parking facilities required for joint or collective use may be reduced below the sum total of the individual space requirements.

(2) Record of Agreement: A copy of an agreement between joint users shall be filed with the application for a building permit and recorded with the Register of Deeds of Clinton County. The agreement shall include a guarantee for continued use of the parking facility by each party.

Sec. 7.6 PARKING SPACE REQUIREMENTS

The number of required off-street parking spaces in all districts for every use shall be provided in accordance with the following:

<table>
<thead>
<tr>
<th>USE</th>
<th>REQUIRED PARKING SPACE</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Elementary and juget high schools</td>
<td>One space for every 2 employees</td>
</tr>
<tr>
<td>(2) High Schools and colleges</td>
<td>One space for every employee plus one space for each 5 students</td>
</tr>
<tr>
<td>(3) Libraries, museums, post offices</td>
<td>One space for every 600 square feet of floor area plus 1 space for every 4 employees</td>
</tr>
<tr>
<td>(4) Private golf clubs, swimming pools, clubs, tennis clubs, or other similar uses</td>
<td>One space for every 2 member families or individuals</td>
</tr>
<tr>
<td>(5) Golf courses open to the general public, except miniature or &quot;par&quot; 3 courses</td>
<td>Four spaces for each hole plus 1 space for each employee</td>
</tr>
<tr>
<td>(6) Stadia and sport arenas</td>
<td>One space for every 4 seats</td>
</tr>
<tr>
<td>(7) Dance halls, pool and billet room exhibition halls, roller rinks</td>
<td>One space for each 100 square feet of floor area used for dancing or assembly</td>
</tr>
<tr>
<td>(8) Bowling alleys</td>
<td>Five spaces for each alley plus 1 space for each employee</td>
</tr>
<tr>
<td>(9) Bowling alleys having more than 24 lanes or &quot;par&quot; 3 golf courses</td>
<td>Three spaces for each alley plus 1 space for each employee</td>
</tr>
<tr>
<td>(10) Miniature or &quot;par&quot; 3 golf courses</td>
<td>One space for each 100 square feet of floor area</td>
</tr>
<tr>
<td>(11) Bowling alleys and related areas</td>
<td>One space for every 200 square feet of floor area</td>
</tr>
<tr>
<td>(12) Masonic and other fraternal orders</td>
<td>One space for every 200 square feet of floor area</td>
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<tr>
<td>(13) Typing, printing, typesetting, bookbinding, etc</td>
<td>One space for every 200 square feet of floor area</td>
</tr>
<tr>
<td>(14) General offices</td>
<td>One space for every 200 square feet of floor area</td>
</tr>
<tr>
<td>(15) Clothing, furniture, appliance, hardware, automobile, machinery sales, shoe repair, personal services (other than beauty and barber shops), wholesale sales</td>
<td>One space for every 200 square feet of floor area</td>
</tr>
<tr>
<td>(16) Barber shops and beauty parlors</td>
<td>One space for every 200 square feet of floor area</td>
</tr>
<tr>
<td>(17) Supermarkets, self-service food stores</td>
<td>One space for every 50 square feet of floor area</td>
</tr>
<tr>
<td>(18) Restaurants, cafeterias, taverns, bars</td>
<td>One space for every 75 square feet of floor area plus one space for every three seats</td>
</tr>
<tr>
<td>(19) Automatic service and repair garages, gasoline filling and service stations</td>
<td>Three spaces for each repair and service stall plus 1 space for every employee</td>
</tr>
<tr>
<td>(20) Drive-in restaurants</td>
<td>One space for every 12 square feet of floor area</td>
</tr>
</tbody>
</table>

Sec. 7.7 JOINT USE OF PARKING AREAS

The joint use of parking facilities by two or more uses may be granted by the Board of Appeals whenever such use is practical and satisfactory to each of the uses intended to be served, and when all requirements for location, design, and construction are met.

(1) No sign shall be erected in parking areas or any kind shall be conducted in any parking area.

(2) Record of Agreement: A copy of an agreement between joint users shall be filed with the application for a building permit and recorded with the Register of Deeds of Clinton County. The agreement shall include a guarantee for continued use of the parking facility by each party.
REQUISITED PARKING SPACE

(a) Drive-in stations, cleaners, car laundries, and similar businesses...Space for 5 cars between the sidewalk area and the service window plus one space per 200 square feet of floor area.

(b) Retail stores, except for otherwise specified herein...One space for every 150 square feet of floor area.

(c) Funeral homes and mortuaries...One space for every 20 square feet of floor area, in slumber rooms, chapels, and assembly rooms.

(d) Warehouses, wholesale stores...One space for every 100 square feet of floor area.

(e) Industrial or manufacturing establishments, including research and testing laboratories, creameries, bottling works, engraving shops...One space for every 2 employees for industries working two shifts or one space for every 400 square feet of gross floor area, whichever is greater.

Sec. 7.6 LOCATION OF PARKING AREAS

All off-street parking areas shall be located on the same lot, or on the adjacent premises in the same district as the use intended to be served, except as otherwise provided in Sections 7.2 and 7.8.

Sec. 7.8 PLOT PLAN REVIEW

Whenever four or more vehicles are required for a given use, plans and specifications for the construction of the parking area shall be submitted to the Official for approval before a building permit can be issued. Such plans and specifications shall indicate the location, basis of capacity calculation, size, site design, surfacing, lighting, drainage, curb cuts, entrances, exits, landscap ing, and any other detailed feature essential to the complete design and construction of the parking area.

Sec. 7.11 SITE DEVELOPMENT REQUIREMENTS

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

(a) A minimum area of one hundred eighty (180) square feet shall be provided for each vehicle parking space; each space shall be definitely designated and reserved for parking purposes exclusive of space requirements for adequate ingress and egress.

(b) Parking areas shall be so designed and located as to provide for orderly and safe movement and storage of vehicles.

(c) Adequate ingress and egress to the parking area by means of clearly limited and defined drives shall be provided.

(d) Except for parking space provided for single-family residential uses, one bay of each lot, drives for ingress and egress to the parking area shall not be less than twenty (20) feet wide and shall be provided with the most appropriate development of the individual parcel.

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

(f) Each parking space within an off-street parking area shall be provided with adequate access by means of maneuvering lanes. Roadway or public access to a street shall be prohibited. The width of required maneuvering lanes may vary depending on the proposed parking pattern, as follows:

(1) For a right-angle parking pattern seventy-five (75) to ninety (90) degrees, the maneuvering lane width shall be twenty-five (25) feet.

(2) For parking patterns fifty-four to seventy-four (54-74) degrees, the maneuvering lane width shall be fifteen (15) feet.

(3) For parking patterns thirty to fifty-three (30-53) degrees, the maneuvering lane width shall be twelve feet.

(g) All maneuvering lanes shall permit one-way traffic movement, except for the ninety (90) degree pattern which may provide two-way traffic movement.

(h) Parking areas with a capacity of four (4) or more vehicles shall be surfaced with a material that will provide a durable, smooth and dustless surface and shall be graded and provided with adequate drainage.

(i) Except for single-family and two-family residential districts, adequate lighting shall be provided throughout the hours when the parking area is in operation. Such lighting shall not extend an area of five feet nor shall it be less than 1.5 feet above the ground, and shall be so arranged as to reflect light away from any residential, property adjacent to the parking area and any adjacent road or street.

(j) Where a parking area with a capacity of four (4) or more vehicles adjoins a single-family and two-family residential district, a planted buffer strip at least ten (10) feet wide shall be provided between the parking area and the adjoining property, and a ten-foot (10') buffer strip height shall be erected.

Sec. 7.12 REDUCTION, MODIFICATION, WAIVER

The Board of Appeals may authorize a reduction, modification, or waiver of the off-street parking or loading requirements provided in this Chapter when it can be demonstrated that circumstances of extreme practical difficulty exist that would result in hardship to the applicant. Hardship shall not extend an area of five feet nor shall it be less than 1.5 feet above the ground, and shall be so arranged as to reflect light away from any residential, property adjacent to the parking area and any adjacent road or street.

Sec. 7.13 ADDITIONAL TO PARKING SPACE

Loading space required shall be additional to off-street parking space and shall not be considered as part of off-street parking space.

Sec. 7.14 ACCESS

Access to a parking, loading, or unloading space shall be provided from a public street or alley and shall be so arranged to provide sufficient off-street maneuvering as well as adequate ingress and egress to and from a street or alley.

Sec. 7.15 SITE REQUIREMENTS

(a) Off-street loading spaces and access drives shall be paved, drained, lighted, and have appropriate bumpers or wheel guards where needed. Any light used for illumination shall be so arranged as to reflect the light away from the adjoining premises and streets. Where off-street loading areas or adjacent premises are utilized for public recreational, or religious purposes, or abuts a residential district, there shall be provided a solid fence or wall not less than five (5) feet in height between the off-street loading space and the adjacent premises.

CHAPTER 8 USES AUTHORIZED BY SPECIAL USE PERMIT

Sec. 8.1 PROCEDURE

An application for a special use permit for any use permitted under this Chapter shall comply with the following requirements:

(a) An application shall be submitted through the Official to the Planning Commission on a form provided by the Official not less than thirty (30) days before any regular meeting of the Planning Commission at which the application shall be accompanied by payment of the fee as established by the Board of Trustees to cover costs of processing the application. No part of any fee shall be refundable.

(b) The application shall be submitted with seven copies of the following:

(1) The form provided by the Official completed by the applicant, including a statement of supporting evidence as provided in Section 8.2.

(2) Site plan, plot plan, or development plan, drawn to scale of the property involved showing the location of all existing streets, the location and boundaries of the proposed structures and their uses, the location and extent of all above ground development, both existing and proposed, and the extent and location of land¬

(i) Preliminary plans and specifications of the proposed development and all construction.

(ii) The Official shall approve each application to secure compliance with this Ordinance.

(iii) An application made without full compliance with the requirements of this Ordinance shall be returned to the applicant.

(iv) An application which is incomplete shall not constitute submission so as to commence the running of time for processing this application.

(v) An application complying with the provisions of this Ordinance shall be scheduled for public hearing by the Planning Commission.

(vi) Any person having an interest in any application may present any petition or document supporting his position for or against such application.

(a) All documents shall be submitted to the Zoning Administrator no later than ten days before the hearing at which the application will be considered.

(b) It shall be incumbent upon the applicant to furnish adequate evidence in support of the proposed use complying with the provisions of this Ordinance. It shall be the obligation of the applicant to furnish sufficient evidence, or proof, of present and future compliance with the provisions of this Ordinance.

(c) Until a special use permit has been issued, for any use requiring the same if this Ordinance, the use for which a special use permit has been granted pursuant to the special use permit, there shall be no construction of any kind, nor shall use of the land be made toward the intended purpose of such special use permit.

Sec. 8.2 SPECIAL USE PERMIT

(a) The Township Board may review the application and make recommendations...
Sec. 8.3 PUBLIC HEARING

(1) The Planning Commission shall conduct at least one public hearing on any application submitted to it.

(a) Notice of the time, place and purpose of the hearing shall be given by posting in a newspaper of general circulation in the Township, the first not less than thirty (30) days, nor less than twenty (20) days and the second not less than eight (8) days before the date of such hearing.

(b) Notice of the time and place of such hearing shall be given to all public utility companies and railroads within the district affected.

(c) Unless such proposed plan or departure shall first be submitted to the Planning Commission for its recommendation, the Planning Commission shall:

(i) determine if each proposed use will:

(x) Be designed, constructed, operated, and maintained harmonious with the existing development and facilities and services, such as highways, streets, police, fire protection, drainage systems, public utilities and sewage facilities, or schools.

(xii) Be served adequately by essential public utilities and services, such as highways, streets, police, fire protection, drainage systems, public utilities and sewage facilities, or schools.

(xii) Be served adequately by essential public utilities and services, such as highways, streets, police, fire protection, drainage systems, public utilities and sewage facilities, or schools.

(ii) Be designed, constructed, operated, and maintained in a manner and with such buildings, structures and equipment or conditions as will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, gases, or dirt.

Sec. 8.4 BASIS FOR DETERMINATION

Before making a recommendation, the Planning Commission shall:

(1) Review each application to determine that each proposed use complies with the following standards and, shall find evidence that each use will:

(a) Be harmonious and in accordance with the principles of the Comprehensive Development Plans for DeWitt Township;

(b) Be designed, constructed, operated, and maintained in such a manner and with such buildings, structures and equipment or conditions as will not change the essential character of the area in which it is proposed;

(c) Be not hazardous or disturbing to existing or future users in the general vicinity;

(d) Be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage systems, public utilities and sewage facilities, or schools.

(e) Not cause or involve activities, processes, materials, or equipment or conditions that would be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, gases, or dirt.

(2) The Planning Commission shall prepare conditions deemed necessary for the protection of the interests, property rights, and for insuring that the intent of this Ordinance will be observed and that there will be compliance with the provisions of this Ordinance.

Sec. 8.5 CONSIDERATION BY BOARD OF TRUSTEES

After the public hearing, the Planning Commission shall transmit its recommendations to the Township Board of Trustees. The Board of Trustees, at any regular meeting or any special meeting held for such purpose, shall consider the recommendations and take action thereon. The Board of Trustees shall have no change or departure from the recommendation of the Planning Commission unless such proposed change or departure shall first be submitted to the Planning Commission for its recommendation. The Planning Commission shall have thirty days from and after receipt of such recommendation to make further recommendations to the Board of Trustees, after which the Board of Trustees shall take such action as it determines.

Sec. 8.6 TOWNSHIP BOARD ACTION

Upon receipt of the Planning Commission's recommendation, the Township Board shall consider the special use permit application at its next regular meeting. The Township Board shall approve or disapprove the recommendations of the Planning Commission. Only upon approval of the Township Board may a special use permit be issued by the Township Clerk.

Sec. 8.7 EFFECTIVE DATE OF SPECIAL USE PERMIT

The special use permit shall become effective when the application has been approved by the Board of Trustees.

(a) A building permit shall not be issued until approval of such special use permit, by the Board of Trustees.

(b) Land subject to a special use permit may not be used or occupied for purposes of such special use until after a certificate of occupancy for same has been issued pursuant to the provisions of this Ordinance.

Sec. 8.8 EXPIRATION OF SPECIAL USE PERMIT

A special use permit shall be valid for as long as the permitted use continues in accordance with the terms stated therein. If the permit is cancelled or terminated, then it shall automatically expire and be of no further effect or validity. The official shall notify the applicant, in writing, mailed to the address listed on the application that such special use permit has expired.

Sec. 8.9 RE-APPLICATION

No application for a special use permit which has been denied, wholly or in part, by the Board of Trustees, shall be resubmitted until the expiration of one year from the date of such denial, except on the grounds of newly discovered evidence or proof of changed conditions.

Sec. 8.10 REQUIREMENT COMPLIANCE - PENALTIES

It shall be the duty and obligation of the owner(s) and occupant(s) or operator(s) if such is under management, to comply with all the terms of the special use permit within six months from the date of its issuance, then it shall automatically expire and be of no further effect or validity. The Township Clerk shall notify the applicant in writing, mailed to the address listed on the application that such special use permit has expired.

Sec. 8.11 INSTITUTIONAL STRUCTURES AND USES IN RESIDENTIAL, LOCAL BUSINESS AND AGRICULTURAL DISTRICTS.

The Planning Commission and the Board of Trustees may authorize the construction, maintenance and operation in any residential or agricultural district, certain institutional uses provided by the issuance of a special use permit. Such permit shall not be issued unless there is compliance with the provisions of this Chapter.

Sec. 8.12 INSTITUTIONAL USES THAT MAY BE PERMITTED

The following uses may be permitted in a residential, agricultural district, and the uses stated in subsection (4) may be permitted in a local business district:

1. Hospitals:

(a) The proposed site shall be at least ten (10) acres in area.

(b) The proposed site shall have at least one property line abutting a major thoroughfare. All ingress and egress at street parking shall be directly from the major thoroughfare.

(c) All two story structures shall be at least one hundred feet from any boundary or street lines. Buildings less than two stories shall be no closer than fifty (50) feet to any property or street line. For buildings above two stories, the building shall be set back an equal distance from any street line.

(d) One and one-half feet in height. No more than twenty-five (25) percent of the gross site shall be covered by buildings.

(e) Ambulance and delivery areas shall be obscured from residential view by a solid wall six feet in height. Access to and from the delivery and ambulance area shall be directly from a major thoroughfare.

(f) All signs shall be in compliance with the provisions of this Ordinance.

(g) Off-street parking space shall be in compliance with the provisions of this Ordinance.

(h) Roadside signs shall be in accordance with the provisions of this Ordinance.

(i) Churches:

(a) The proposed site shall be at least one (1) acre in size plus one-half (1/2) acre per one hundred feet in the main auditorium.

(b) The proposed site shall be so located as to be within one (1) mile of the county seat or the major or secondary thoroughfare. All ingress and egress to the site shall be directly onto said thoroughfare or a marginal access service drive thereof.

(c) No building shall be closer than fifty (50) feet to any property or street line. No building shall be erected to a height greater than that permitted in the district, in which it is located, unless that building is set back an additional one foot for each foot of additional height above the district height limitation.
Sec. 8.16 PLANNED UNIT DEVELOPMENTS

An application for a special use permit shall comply with the following conditions to qualify for consideration as a planned unit development:

(1) The site shall be not less than twenty acres in area, 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 site shall be located within the R-1B or R-1C District.

(3) Public water and sewer facilities shall be available or shall be provided as part of the site development.

(4) The proposed planned unit development shall be in compliance with the provisions of Section 8.3.

Sec. 8.17 USES THAT MAY BE PERMITTED

The following uses may be permitted within a planned unit development:

(1) All uses permitted by right, under special condition, or by special use permit in the R-1A and R-1B Districts, subject to all the restrictions specified thereafter.

(2) Two family dwellings.

(3) Recreation and open space, provided that the following uses may be set aside as common land for open space or recreation use under the provisions of this Section:

(a) Private recreational facilities, such as golf courses, swimming pools, or other recreational facilities which are limited to the use of the owners or occupants of the lots located within the planned unit development.

(b) Historic building sites or historical sites, parks, and parkways areas, ornamental parks, extensive areas with tree cover, open lands along major open areas of rough terrain when such areas have natural features worthy of scenic preservation.

(c) Name plates and signs in compliance with the provisions of this Ordinance.

(d) Off-street parking in compliance with the provisions of this Ordinance.

(e) Customary accessory uses as permitted in the R-1B and R-1C Districts.

Sec. 8.20 LOT SIZE VARIATION

The lot area for planned unit developments within the R-1B and R-1C Districts may be averaged or reduced from those sizes required by the applicable district within which the proposed development is located upon compliance with the following:

(a) Site Acreage Computation: The gross acreage proposed for a planned unit development shall be computed to determine the total acreage proposed for development into lots under the minimum lot size requirements of the applicable district in which the proposed development is located.

(b) Lot Size Variation: The total number of dwelling units and/or lots actually required for street right-of-way, and dividing the remaining net area available by the minimum lot area requirement in the district in which the planned unit development is located.

(c) Lot Size Reduction: The maximum number of lots and/or dwelling units that may be approved within a planned unit development shall be twenty-five (25) percent for the R-1B District and thirty (30%) percent for the R-1C District.

Sec. 8.21 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, recreational area, scenic vista, or other authorized open space uses shall be either as an open space lot for the sole benefit, use and enjoyment of present or future lot or home owners within the development, or may be dedicated to the public as part of the development of recreational facilities which are limited to a home owners association or other similar nonprofit organizations on the following minimum standards:

(a) Land within flood plains as provided in Sections 6.3 to 6.4, inclusive.

(b) Minimum Number of Lots and Dwelling Units: After the total gross area available for development has been determined, the maximum number of lots and/or dwelling units that may be approved within a planned unit development shall be twenty-five (25) percent for the R-1B District and thirty (30%) percent for the R-1C District.

(c) Minimum Lot Area: Notwithstanding other provisions of this Ordinance, lot sizes within planned unit developments shall not be varied or reduced in area below the following minimum standards:

(d) One-Family Detached Dwelling Units: Twenty thousand (20,000) square feet within the R-1A District and twelve thousand (12,000) square feet within the R-1B District.

(e) Accessory Minimum Yard Requirements: Under the averaging or reduction procedure, each lot shall have at least the following minimum yards:

(a) Front Yard Setback: Forty (40) feet for all dwellings provided that front yard requirements may be varied by the Planning Commission after consideration of common greens or other common open space if such space provides an average of twenty-five (25) feet of front yard area per dwelling unit.

(b) Side Yard: Three (3) feet on each side for all one family detached dwellings.

(c) Rear Yard: Twenty-five (25) feet for all dwellings, provided that rear yard requirements may be varied by the Planning Commission after consideration of common green space or parks which abut the rear yard area.

(d) Maximum Permissive Building Height: Two and one-half stories, but not exceeding thirty-five (35) feet. Accessory buildings shall not exceed a height of fifteen (15) feet.

Sec. 8.26 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, recreational area, scenic vista, or other authorized open space uses shall be either as an open space lot for the sole benefit, use and enjoyment of present or future lot or home owners within the development, or may be dedicated to the public as a park lot for the use of the general public. The Planning Commission shall make findings of fact as to whether such arrangements are appropriate and shall recommend to the Township Board of Trustees one of the following as part of its approval of a special use permit for a planned unit development:

(a) That open space shall be legally conveyed from the tract owner or owners to a home owners association or other similar nonprofit organization so that the simple title shall vest in the tract owner or owners as tenants in common, provided that such arrangements have been made or made the site is harmonious and unified as a group and shall blend appropriately with the surrounding area. (d) No more than twenty-five (25) percent of the gross site area shall be covered by buildings. (e) All signs shall be in compliance with the provisions of this Ordinance. (f) Off-street parking shall be in compliance with the provisions of this Ordinance. (g) All signs shall be in compliance with the provisions of this Ordinance. (h) Off-street parking shall be in compliance with the provisions of this Ordinance. (i) No more than twenty-five (25) percent of the gross site area shall be covered by buildings. (j) No building shall be closer than fifty (50) feet to any property or street line. No building shall be erected to a height greater than that permitted in the district in which it is located unless the building is set back an additional one foot for each foot of additional height above the district height limitations. (k) No more than twenty-five (25) percent of the gross site area shall be covered by buildings. (l) All buildings shall be of an appearance that is more desirable living environment by preserving the natural character of fields, trees, ponds, brooks, flood plains, hills, and similar natural resources. (m) To ensure that the provisions of open spaces and the development of recreational facilities at central locations and within reasonable distance of all living units. (n) To encourage developers to use a more creative and aesthetic approach in the development of residential areas. (o) To provide for more efficient and aesthetic use of open areas by allowing the developer to reduce development density through the bypassing of natural obstacles in the residential site. (p) To encourage variety in the physical development pattern of the County. (q) To provide for more efficient and aesthetic use of open areas by allowing the developer to reduce development density through the bypassing of natural obstacles in the residential site. (r) To encourage variety in the physical development pattern of the County. (s) To provide for more efficient and aesthetic use of open areas by allowing the developer to reduce development density through the bypassing of natural obstacles in the residential site. (t) To encourage variety in the physical development pattern of the County. (u) To provide for more efficient and aesthetic use of open areas by allowing the developer to reduce development density through the bypassing of natural obstacles in the residential site. (v) To encourage variety in the physical development pattern of the County. (w) To provide for more efficient and aesthetic use of open areas by allowing the developer to reduce development density through the bypassing of natural obstacles in the residential site. (x) To encourage variety in the physical development pattern of the County. (y) To provide for more efficient and aesthetic use of open areas by allowing the developer to reduce development density through the bypassing of natural obstacles in the residential site. (z) To encourage variety in the physical development pattern of the County.
made for the maintenance of said land and any buildings thereon, and that an open space" assets on said land may be conveyed to the public to assure that open space land shall remain open.

(b) That open space land may be dedicated to the public for parks or recreational purposes by the "trustee" owner or owners, provided that the location and extent of said land conforms to, the master development plan for Clinton County, or to a comparable plan, and that access to and the characteristics of said land is such that it will be available to and usable for public, use, development, and maintenance in which event the developer shall not be required to improve the same.

Sec. 8.22 PRIVATE NONCOMMERCIAL RECREATION AREAS

To permit the construction of certain types of nonprofit, noncommercial recreational facilities within the R-1B, R-1C, and R-Ml Districts and the A-1 District. These uses may be authorized by the issuance of a special use permit upon compliance with the provisions of this Ordinance.

Sec. 8.23 USES THAT MAY BE PERMITTED

Private community swimming pools, community recreation centers and courts and other non-commercial recreational facilities may be authorized, provided such facilities are constructed, maintained, and operated by an incorporated nonprofit club or organization with a specified limitation of membership. That such recreational facilities shall be operated for the exclusive use of organization members and their guests.

Sec. 8.24 SITE DEVELOPMENT REQUIREMENTS

The following requirements for site development together with any other applicable provisions of this Ordinance shall be complied with:

1. Minimum Site Size: One acre with a minimum width of 150 feet.

2. Site Location: In those instances where the "proposed site is intended to serve club or organization members who reside beyond the immediate neighborhood or subdivision in which the proposed site is located, the site shall be located on a major thoroughfare and all ingress and egress for the site shall be provided directly from said major thoroughfare.

3. Yards: Front, side and rear yards shall be "adequate" but not less than those adjacent to nonresidential districts whereas it shall be ten feet. All yards shall be appropriately landscaped, trees, shrubs, or green. No structures or parking areas shall be permitted within the front, side, or rear yards except for required entrance drives and those walls and/or fences used to divide the use from adjoining residential districts.

4. Off-Street Parking shall be provided in compliance with the provisions of this Ordinance.

Whenever a parking plan is so designed as to be harmonious with its surroundings, and to blend into any residential district, a solid wall or open structure wood screen fence, four (4) feet in height shall be constructed along that side of the parking area. Shrubs or trees may be used in conjunction with said structural screens or walls.

5. Swimming Pool: Whenever an enclose swimming pool is constructed under this Ordinance, the pool shall be provided with a protective fence six (6) feet in height, and every access to said pool shall be provided by means of a controlled gate.

6. Lighting: No lighting shall have a visible source of illumination, unless such lighting is necessary to comply on any particular recreation pursuits. All lighting shall be shielded to reduce glare and shall be so arranged as to not be visible from any residential areas which adjoin the site and streets which adjoin the site.

Sec. 8.25 DAY NURSERIES

The use may be permitted upon the issuance of a special use permit upon compliance with the provisions of this Ordinance and Sections 8.27 in the R-M1 District, and in churches in any district.

Sec. 8.26 USES THAT MAY BE PERMITTED

Nursery schools, day nurseries and child care centers provided that there shall not be more than one dwelling unit used for residential purposes on the site.

Sec. 8.27 SITE DEVELOPMENT REQUIREMENTS

The following requirements for site development together with any other applicable provisions of this Ordinance shall be complied with:

1. Minimum Site Size: Nine thousand (9,000) square feet with seventy-five (75) feet of lot width, provided that no more than four children shall be kept on the premises in addition to the children of the foster family. For each child not a member of the family in excess of four, there shall be provided an additional two hundred (200) square feet of lot.

2. Yards: Front, side and rear yards shall be in compliance with the provisions of Sec. 8.19.

3. Maximum Building Height and maximum lot coverage shall be no greater than that permitted in the R-M1 District.

4. Off-Street Parking shall be provided in compliance with the provisions of this Ordinance.

5. Signs as are in compliance with the provisions of this Ordinance.

6. Play Areas: There shall be provided on the site a usable outdoor play area at the rate of seventy-five square (75) square feet for each child on the family of the children in care. For each child not a member of the family in excess of four, there shall be provided an additional two hundred (200) square feet of lot.

Sec. 8.28 FUNERAL HOMES AND MORTUARIES

Sec. 8.29 USES THAT MAY BE PERMITTED

Funeral homes, undertaking parlors, and mortuaries, provided that the conduct of all activities related to such uses shall take place within the principal building and not in an accessory building. A caretaker's residence may be provided within the principal building. Such uses, by special use permit, may be authorized in the R-M1 District.

Sec. 8.30 SITE DEVELOPMENT REQUIREMENTS

The following requirements for site development together with any other applicable provisions of this Ordinance shall be complied with:

1. Minimum Site Size: One acre with a minimum width of 150 feet.

2. Site Location: The proposed site shall front upon a major thoroughfare, with all ingress and egress directly from said thoroughfare.

3. Yards: Front, side and rear yards shall be at least fifty feet, except on those sides adjacent to nonresidential districts whereas it shall be two feet. All yards shall be appropriately landscaped, trees, shrubs, or green. No structures or parking areas shall be permitted within the front, side, or rear yards, except for required entrance drives and those walls and/or fences used to divide the use from adjoining residential districts.

4. Off-Street Parking shall be provided in compliance with the provisions of this Ordinance.

5. Lighting: No lighting shall have a visible source of illumination, unless such lighting is necessary to comply on any particular recreation pursuits. All lighting shall be shielded to reduce glare and shall be so arranged as to not be visible from any residential areas which adjoin the site and streets which adjoin the site.

6. Appearance: All buildings shall be anonymous in appearance with the surrounding residential area.

7. Signs: The signs shall be in compliance with the provisions of this Ordinance and Sections 8.27 in the R-M1 District, and in churches in any district.

Sec. 8.31 MOBILE HOME PARK DEVELOPMENTS

Sec. 8.32 USES THAT MAY BE PERMITTED

In the R-MI and A-1 Districts, a mobile home development may include any or all of the following uses, provided that a plan of the proposed development is approved by the State of Michigan in accordance with Act 242, Public Acts of 1959, as amended, and that said development plan shall comply with the provisions of this Ordinance:

1. Mobile homes, travel trailers, trailer coaches, or similar vehicles designed for occupancy as dwelling as defined in this Ordinance.

2. Accessory buildings required for normal operation of the mobile home development. Such uses as storage, mechanical dispensers, equipment stores, and open laundry and dry cleaning facilities may be permitted provided that such uses:

(a) Shall not occupy more than ten (10%) percent of the total lot area;

(b) Shall be subordinate to the residential use and character of the area;

(c) Shall be located, designed, and intended to serve the trade or service needs of persons residing in the park;

3. One permanent building for conducting the operations and management of mobile home park developments. A caretaker's residence may be provided within or in addition to said permanent building.

4. Signs: The following signs pertaining exclusively to the mobile home park are permitted:

(a) One free-standing, illuminated (but not flashing or moving) sign may be located near one entrance on each street upon which the mobile home park fronts according to the following:

(1) On major roads as designated by the Planning Commission a permanent sign shall not be larger than ten (10) square feet in size. A temporary sign up to one hundred (100) square feet shall be permitted during construction and initial fill-up period for a designated period of time approved by the Official not to exceed three (3) years.

(2) On all other streets, the maximum permitted size shall be 12 square feet.

(b) Signs shall not exceed 16 feet in height.

(c) Signs shall be located so as not to obstruct visibility of pedestrians or motorists, within or without the mobile home park.

(d) Signs shall be permitted only where they will not impede traffic circulation and direction within the mobile home park may be utilized as required.

5. Off-Street Parking in compliance with the provisions of this Ordinance.

Sec. 8.33 MOBILE HOME PARK SITE DEVELOPMENT REQUIREMENTS AND STANDARDS

1. Minimum and Maximum Park Size: A twenty (20) acre site accessible to a major thoroughfare shall be required at the minimum park size. In no event shall the major thoroughfare be larger than three hundred (300) mobile home sites.

(2) Park Location: The mobile home park shall be located so that all ingress and egress driveways or roadways within the park development are connected to a major thoroughfare, except for restricted emergency exits.

(3) Off-Street Parking shall be in compliance with the provisions of this Ordinance. Adequate off-street assembly area for vehicles used in funeral processions shall be provided in addition to any required off-street parking area. Parking and assembly areas shall be screened from surrounding residential areas by an open structure wood screen fence, four (4) feet in height. Shrubs or trees may be used in combination with said structural screen or walls.

(4) Minimum parking space: Provided that the location and extent of said land is such that the park shall service a designated traffic area.
(11) Mobile Home Lot Improvements: A mobile home lot shall be no closer than fifty (50) feet from any public street line or residential district. Also, there shall be a setback of 50' on any side or rear property line of the mobile home park or lot set back may be reduced to a minimum of twenty (20) feet if approved by the Planning Commission and the area proposal is put into an open space. Such setback space shall be landscaped with at least 50% soil cover and maintained.

(12) Mobile Home Lot Improvements: A mobile home site shall be no closer than fifty (50) feet from any public street line or residential district. Also, there shall be a setback of 50' on any side or rear property line of the mobile home park or lot set back may be reduced to a minimum of twenty (20) feet if approved by the Planning Commission and the area proposal is put into an open space. Such setback space shall be landscaped with at least 50% soil cover and maintained.

(13) Mobile Home Lot Improvements: A mobile home site shall be no closer than fifty (50) feet from any public street line or residential district. Also, there shall be a setback of 50' on any side or rear property line of the mobile home park or lot set back may be reduced to a minimum of twenty (20) feet if approved by the Planning Commission and the area proposal is put into an open space. Such setback space shall be landscaped with at least 50% soil cover and maintained.

(14) Mobile Home Lot Improvements: A mobile home site shall be no closer than fifty (50) feet from any public street line or residential district. Also, there shall be a setback of 50' on any side or rear property line of the mobile home park or lot set back may be reduced to a minimum of twenty (20) feet if approved by the Planning Commission and the area proposal is put into an open space. Such setback space shall be landscaped with at least 50% soil cover and maintained.

(15) Mobile Home Lot Improvements: A mobile home site shall be no closer than fifty (50) feet from any public street line or residential district. Also, there shall be a setback of 50' on any side or rear property line of the mobile home park or lot set back may be reduced to a minimum of twenty (20) feet if approved by the Planning Commission and the area proposal is put into an open space. Such setback space shall be landscaped with at least 50% soil cover and maintained.

(16) Mobile Home Lot Improvements: A mobile home site shall be no closer than fifty (50) feet from any public street line or residential district. Also, there shall be a setback of 50' on any side or rear property line of the mobile home park or lot set back may be reduced to a minimum of twenty (20) feet if approved by the Planning Commission and the area proposal is put into an open space. Such setback space shall be landscaped with at least 50% soil cover and maintained.

(17) Utility Cabins: A mobile home park shall permit one enclosed waterproof structure suitable for storage of goods of the occupants. Such structures shall be no closer than fifty (50) feet from any public street line or residential district. Also, there shall be a setback of 50' on any side or rear property line of the mobile home park or lot set back may be reduced to a minimum of twenty (20) feet if approved by the Planning Commission and the area proposal is put into an open space. Such setback space shall be landscaped with at least 50% soil cover and maintained.

(18) Recreation Areas: Exclusive of other yard and open space requirements, common usable recreational space of at least one hundred (100) square feet shall be provided at each mobile home site in the park with a minimum area of eight thousand (8,000) square feet shall be developed and maintained by the management. The area or areas shall have a shape such that the length does not exceed two times its width and shall be no further than 500 feet from any mobile home space in the mobile home park. An indoor area or recreation center shall be provided to house of five (5) square feet for each mobile home site developed in the park.

(19) Fire Regulations: The mobile home park shall be subject to the rules and regulations of the State Fire Marshall.

(20) Television Antennas: Every mobile home park shall construct a central antenna with television and telephone connections and shall be subject to the rules and regulations of the State Fire Marshall.

(21) Fire Hydrants: Fire hydrants shall be provided and so spaced that no mobile home site is further than four hundred (400) feet from said hydrant.

(22) Electricity, Lighting, Telephones, Oil, Gas: All wiring for electricity, lighting, and telephones shall be subject to the rules and regulations of the State Fire Marshall.

(23) Refuse and Garbage: All refuse and garbage shall be collected at least once weekly. All refuse shall be collected in a manner to prevent attraction of pests or vermin. All refuse shall be provided and so spaced that no mobile home site is further than four hundred (400) feet from said hydrant.

(24) Storm Shelter: There shall be provided one or more areas within an enclosed structure to serve as a shelter to any mobile home park. Such areas as defined in item (8.33 -18) may be of a bay type or built in conjunctiori with the recreational building or mobile home park office building.

(25) Mobile Home Sales: General sales of mobile homes as a dealership or franchise, new or used, shall be prohibited within mobile home parks except during initial fill-up period for a designated period of time approved by the Official not to exceed three (3) years.

(26) Occupancy: No permit for occupying any site until at least 25% of the sites are completed and in a condition to accept occupancy.
be of paved material. No parking shall be permitted on any street or access way. No vehicles shall be permitted to be parked or stored within any required open space, any mobile homes or on any drive or street within the mobile home park, between the hours of 11:00 p.m. and 6 a.m. All paved surfaces shall be maintained in good repair by the park management.

(22) Permanent Office Building: The park development shall contain at least one permanent office building for the use of conducting the business operations of the park. This building may be located in any part of or within a caretaker's residence provided that name is a permanent type structure in the park development. The office building shall be maintained open and to the park occupants for transaction of business at a regularly scheduled basis during business hours at least thirty hours per week.

Sec. 8.34 COMPLIANCE - PENALTIES
It shall be the duty and obligation of the owner(s) and operator(s) of any mobile home or mobile home park that the continued use of said property be at all times in compliance with the provisions of this Ordinance. Failure thereof shall be a violation of this Ordinance, subject to the penalties and remedies provided herein, and the continuance thereof is hereby declared to be a nuisance per se.

Sec. 8.35 PLANNED MOBILE HOME UNIT DEVELOPMENTS
It is the purpose of this Section to allow for an entirely new class of mobile home development. Under the provisions of this Ordinance, mobile home parks may be so designed to allow for a cluster type of mobile home placement with said clusters separated from each other by common open space, and housing units developed with related recreational space such as golf course, swimming pools, private parks, community centers, and other recreational facilities. It is the intent of this Section to allow the developer to use a more creative and imaginative design for mobile home parks, to preserve and utilize the natural features of the site, and to utilize excess or natural screen areas, such as dunes, wooded and other natural areas, in providing adequate and attractive landscaping and reducing overall development costs of the project. All provisions of Section 8.3 shall prevail, except as hereinafter provided:

(1) Parks designed to provide a cluster type arrangement may reduce the lot size allowing common open space by ten percent; provided such clusters be so designed to assure and maintain as common open space.

(2) A ten percent (10%) reduction in the side and rear yard requirement is allowed provided that a 30 foot minimum home separation is maintained. The front yard setback shall remain a form throughout the development.

Sec. 8.36 GASOLINE SERVICE STATIONS

May be permitted in any business district upon the issuance of a special use permit which complies with the provisions of this Ordinance.

Sec. 8.37 USES THAT MAY BE PERMITTED

Gasoline service stations as defined in Chapter 10 including the servicing of motor vehicles of not more than one and one-half times rated capacity, sales and installation of automotive accessories, and other servicing of motor vehicles, provided such accessory sales and services are conducted wholly within a completely enclosed building. Body repairs, engine cleaning or painting, or other mechanical or physical modifications to motor vehicles are specifically prohibited. The sale of either new or used motor vehicles, and the storage of motor vehicles for a period exceeding twenty-four hours or the parking of motor vehicles for a rental fee are specifically prohibited.

Sec. 8.38 SITE DEVELOPMENT REQUIREMENTS

The following requirements for site development together with the other provisions of this Ordinance shall be complied with:

(1) Minimum Site Size: Fifteen thousand (15,000) square feet with a minimum width of one hundred and fifty (150) feet.

(2) Site Location: The proposed site shall have at least one property line on a major thoroughfare, provided where gasoline service stations are proposed as part of a planned shopping center development as permitted in Section 5.0 to 4.5 inclusive, the gasoline service station shall be located at the boundary of the center where it can be away from points of potential circulation and have direct, unencumbered access to traffic arteries.

(3) Building Setback: The service station building or buildings, or gasoline pump accessory structures, or islands therefore, shall be set back no less than fifty feet from all street or highway right-of-way lines and shall not be located closer than 25 feet to any property line. Said office shall be located in any part of the above district. The service station building or buildings or office, and all lubrication, greasing, automatic washing, and repair services shall be entirely enclosed within a building.

(4) Access Drives: There shall be two access drives extending to the proposed gasoline service station, one of which must provide direct access to a major throughfare while one may provide access to a minor street, or roadway, each of which, however, shall not exceed thirty-five (35) feet in width at the property line.

(a) If the service station site fronts on two or more streets, the driveway shall be located as far from the street intersection as practicable but no less than fifty (50) feet.

(b) No driveway or curb cut for a driveway shall be located within ten feet of an adjoining property line. The drive shall be adjacent to the curb or pavement, or within twenty (20) feet of any exterior lot line as extended.

(c) Any two driveways providing access to a multiple unit development shall be separated by an island with a minimum distance of twenty (20) feet at both the right-of-way line and the center of the island.

(d) No curbs or center islands shall be provided at the intersection of a driveway and street.

(e) No easements or dedications for streets or driveways shall be provided at the intersection of a driveway and street.

(f) Fencing: A solid fence or wall 4 feet in height shall be erected along all of the property lines abutting any lot within a residential district. A solid fence or wall 6 feet in height shall be erected at the rear and at both side lines of the gasoline service station site. When such site is located as part of any other business, the two uses may be joined at either or both side property lines.

(g) Light: A solid fence or wall 6 feet in height shall be erected around the service station site, or sites, provided the fence or wall 6 feet in height shall be maintained in依照 all applicable state laws.

(h) No special use permit shall be issued for the operations of any use permitted in section 8.40, fail to comply therewith.

(1) Inverters and Sanitary Fills:

(a) All uses shall be established and maintained in accordance with all applicable state laws.

(b) The use shall be enclosed by a fence at least six (6) feet in height around the perimeter of the property. Fences shall be adequate to prevent trespass, and shall be placed a minimum of 200 feet to the top or bottom of any slope.

(c) All areas within any single development shall be rehabilitated progressively as they are depleted or abandoned.

(d) All installations shall be maintained in a neat and orderly condition.

(2) Junk yards.

(a) All uses shall be established and maintained in accordance with all applicable state laws.

(b) The site shall be a minimum of one acre in size.

(c) A solid fence or wall at least eight feet in height shall be provided around the property of the site to screen said site from surrounding property. Such fence or wall shall be of sound construction and painted or otherwise finished neatly and inconspicuously. Such fence or wall shall be of permanent finish or construction.

(d) All activities shall be confined within the enclosed area. There shall be no stockpiling of material and the height of the fence or wall, which must be provided during the construction, and the site shall be maintained free of debris.

(e) All enclosed areas shall be set back at least 100 feet from any front street or property line. Such front yard setback shall be maintained with trees, grass, and shrubs to minimize the appearance of the installation. The spacing and location of plant materials shall be approved by the Planning Commission.

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

(g) Whenever the installation abuts a residential or agricultural district, a transition strip of at least 100 feet in width shall be provided between the enclosed driving ranges, and miniature golf courses in the B-2 or any agricultural or industrial district.

(3) Special open space uses, such as public beaches, bath houses, private resorts, recreational camps, and other open space uses operated for profit in any agricultural district.

(4) Institutions for the mentally retarded and physically handicapped, drug or alcoholic institutions, or correctional institutions in any agricultural district.

(5) Sand or quarries, gravel pits, in any agricultural district.

(6) Advertising Structures, billboards, advertising signs, and other structures of any kind, in any agricultural or industrial district.

(7) Drive-in restaurants and other drive-in businesses (excluding drive-in theaters) in the B-2 and B-3 Districts.

Sec. 8.41 SITE DEVELOPMENT REQUIREMENTS

A special use permit shall not be issued for the occupancy or use of a structure or parcel of land, except upon compliance with the following provisions:

(a) All uses shall be established and maintained in accordance with all applicable state laws.

(b) All uses shall be enclosed by a fence at least six (6) feet in height around the perimeter of the property. Fences shall be adequate to prevent trespass, and shall be placed a minimum of 200 feet to the top or bottom of any slope.

(c) All areas within any single development shall be rehabilitated progressively as they are depleted or abandoned.

(d) All installations shall be maintained in a neat and orderly condition.

(2) Junk yards.

(a) All uses shall be established and maintained in accordance with all applicable state laws.

(b) The site shall be a minimum of one acre in size.

(c) A solid fence or wall at least eight feet in height shall be provided around the property of the site to screen said site from surrounding property. Such fence or wall shall be of sound construction and painted or otherwise finished neatly and inconspicuously. Such fence or wall shall be of permanent finish or construction.

(d) All activities shall be confined within the enclosed area. There shall be no stockpiling of material and the height of the fence or wall, which must be provided during the construction, and the site shall be maintained free of debris.

(e) All enclosed areas shall be set back at least 100 feet from any front street or property line. Such front yard setback shall be maintained with trees, grass, and shrubs to minimize the appearance of the installation. The spacing and location of plant materials shall be approved by the Planning Commission.

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

(g) Whenever the installation abuts a residential or agricultural district, a transition strip of at least 100 feet in width shall be provided between the enclosed driving ranges, and miniature golf courses in the B-2 or any agricultural or industrial district.

(3) Special open space uses, such as public beaches, bath houses, private resorts, recreational camps, and other open space uses operated for profit in any agricultural district.

(4) Institutions for the mentally retarded and physically handicapped, drug or alcoholic institutions, or correctional institutions in any agricultural district.

(5) Sand or quarries, gravel pits, in any agricultural district.

(6) Advertising Structures, billboards, advertising signs, and other structures of any kind, in any agricultural or industrial district.

(7) Drive-in restaurants and other drive-in businesses (excluding drive-in theaters) in the B-2 and B-3 Districts.
(3) Sewage Treatment and Disposal Installations:

(a) All uses shall be established and maintained in accordance with all applicable state laws.

(b) Any use shall comply with all provisions applicable to the district.

(c) All operations shall be completely enclosed by a fence not less than six (6) feet high.

(d) All operations and structures shall be surrounded on all sides by a transition strip at least 100 feet in width within which grass, plants and structural screens shall be placed, which shall be approved by the Planning Commission.

(4) Drive-in Theaters, Race Tracks, Temporary and Transient Amusement Enterprises, Golf-Driving Ranges, and Miniature Golf Courses:

(a) All sites shall be located in an area.

(b) The proposed site shall have at least 100 feet of street frontage on any street or street line.

(c) Each vehicle shall have clear vision approaching a public street within 100 feet of the street for a sight distance of five hundred (500) feet in either direction of the street.

(d) Acceleration and deceleration lanes should be provided, where possible, at points of ingress and egress.

(e) Whenever any use permitted in this subsection abuts property within a residential, business, or agricultural district, a transition strip at least 100 feet in width shall be provided between such use and the adjoining district. Grass, plants and structural screens of a type approved by the Planning Commission shall be used within said transition strip. Golf driving ranges and miniature golf courses shall have a minimum transition strip of 100 feet, with adjacent residential, agricultural or business.

(5) A minimum front yard of one hundred feet shall separate all uses, operations, and structures permitted herein, including fences, from any public street or highway used for access or exit purposes, which shall be landscaped in accordance with plans approved by the Planning Commission.

(g) All signs shall be in compliance with the provisions of this Ordinance.

(h) All signs shall be in compliance with the provisions of this Ordinance.

(i) All enterprises, Golf-Driving Ranges, and theatrical enterprises shall be provided with safety gates for six hundred car capacity theaters; two ticket gates for forty hundred car capacity theaters; four gates for one hundred car capacity theaters. Vehicle standing space shall be provided between the ticket gates and the street or highway right-of-way line to equal at least thirty percent of the vehicular capacity of the theater.

(j) Drive-in-theater picture screens shall not face any public street and shall be so located as to be out of view from any major thoroughfare.

(6) Special Open Space Uses:

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

(b) The proposed site shall have at least one side abutting a major thoroughfare. All ingress and egress to the site shall be directly from said thoroughfare.

(c) All buildings and structures shall be set back at least two hundred feet from any property or street line. Whenever the installation abuts a residential district, it shall be landscaped with trees, grass and structural screens of a type approved by the Planning Commission.

(7) Institutions for the Mentally Retarded and Physically Handicapped, Drug or Alcoholic Facilities and Camp 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 side abutting a major thoroughfare. All ingress and egress to the site shall be directly from said thoroughfare.

(c) All 2 story structures shall be at least 100 feet from all boundaries or street lines. Buildings less than 2 stories shall be no closer than fifty (50) feet to any property or street line. For buildings above two stories, the building shall set back an additional one foot for each foot of additional height above 2 stories.

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

(e) Ambulance and delivery areas shall be fenced from the street by a solid masonry wall six (6) feet in height. Access to and from the delivery and ambulance area shall be directly from a major thoroughfare.

(f) All signs shall be in compliance with the provisions of this Ordinance.

(g) Off-street parking and loading shall be provided in compliance with the provisions of this Ordinance.

(8) Sand or Gravel Plants, Quarries:

(a) All uses shall be established and maintained in accordance with state laws.

(b) In addition to the provisions of Sections 8.1 to 8.10, inclusive, each applicant shall submit plans including a plot and contour, and proposals for the reuse of the property after completion of the mining operation. Such plans shall provide for rehabilitation of the excavated area.

(c) The applicant shall file, with the Planning Commission, a performance bond in such amount deemed sufficient to insure rehabilitation.

(d) No fixed machinery shall be erected or maintained within 50 feet of any property or street line.

(e) All uses shall be enclosed by a fence at least four (4) feet in height, for the entire perimeter of the excavation area. The top of the slope of the excavation shall not be closer than forty (40) feet from the street property line.

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

(g) All fences and walls shall be reasonably spaced and constructed to prevent erosion or other deterioration.

(h) No building shall be erected on the premises, except as may be permitted in this Ordinance, or except as temporary shed for machinery, and field office which shall be approved by the Planning Commission.

(9) Drive-In Restaurants and Other Drive-In Businesses:

(a) The "minimum site size" shall be 15,000 square feet with a minimum width of 100 feet.

(b) The site shall be located not less than 200 feet from any lot or public right-of-way.

(c) The use shall be considered for a period of exceeding one (1) year.

(d) If approval for a Special Use Permit is granted by the Planning Commission, it shall be for a specific period of time not to exceed five (5) years. Those permits granted for a period of exceeding one (1) year shall be inspected a minimum of once a year by the Official to ensure compliance with the requirements of this Ordinance governing signs and gravel operations and any other requirements of the Special Use Permit issued for that particular operation. If it is found by the Official that violations exist of the holder of the Special Use Permit is, it shall be notified by certified mail giving sixty (60) days to conform to said permit. Failure to do so will result in voiding of the Special Use Permit.

(i) The roads within the area of operation shall be provided with a good asphalt surface.

(j) All permitted installations shall be maintained in a neat and orderly condition.

(k) Safeguards may be required by the Planning Commission to prevent the nuisance of noise and flying dust or rock. Such measures may include limitation of stockpiling of excavated material on the site, and limitation of the number of trucks daily or at designated hours during the day.

(l) When excavation and removal operations or either of them are completed, the excavated area shall be so graded that no gradients in disturbed earth shall be steeper than a slope of 3:1 (horizontal-vertical). A layer of topsoil shall be spread over the excavated area, except exposed rock surfaces, to a minimum depth of four inches in accordance with an approved contour plan. The area shall be seeded with a perennial rye grass and maintained until the area is stabilized.
Sec. 11.3 AMENDMENT PROCEDURE

PENSION TO TOWNSHIP BOARD.

Each petition by one or more owners for an amendment shall be submitted in application to the Township Clerk on a standard form provided. A fee, as shown in the schedule of fees, as established by the Township Board, must be paid at the time of application to cover costs of necessary advertising for public hearing, for the use of an adequate sign, and investigation of the petition. No part of such fee shall be returnable to a petitioner. The Township Clerk or Township Treasurer shall transmit the application to the Township Board.

Sec. 10.4 REFERRAL TO PLANNING COMMISSION

The Township Board shall refer every proposed amendment, supplement, or change to the Planning Commission for its recommendation and action.

Sec. 10.5 PLANNING COMMISSION

RECOMMENDATION

The Planning Commission shall consider each proposal for amendment in terms of its own judgment on particular factors related to the individual proposal and in terms of the likely effect of such proposal upon the Future Land Use Plan of Dewitt Township. The Planning Commission may recommend any additional modifications to the original amendment proposal.

Sec. 10.6 PUBLIC HEARING

After deliberation on any proposal, the Planning Commission shall conduct a public hearing, notice of time and place of which shall be given by two (2) publications in a newspaper of general circulation in the Township, the first to be printed more than thirty (30) days nor less than twenty (20) days before the date of such hearing. No less than twenty (20) days notice of time and place of such hearing shall also be given by certified mail, to each person, firm or corporation, that it is deflected front "adjacent property." The Planning Commission shall consider the evidence or proof of changed conditions found upon personal inspection by the Township Board to be valid.

Sec. 11.2 AS USED IN THIS ORDNANCE

(1) "Accessory Building" means a subordinate building or structure on the same lot with the principal or main building, or a part of the main building occupied by or devoted exclusively to any accessory use.

(2) "Accessory Use" means a use customarily incidental and subordinate to the principal use of a building located on the same lot as the principal use or building.

(3) "Advertising Structure" means a structural, poster panel or painted sign, either freestanding or attached, built for the purpose of conveying information, knowledge, or ideas to the public about a subject unrelated to the premises upon which it is located.

(4) "Airport" means a transportation facility to accommodate the take-off and landing of aircraft, and the servicing and/or repair thereof, which has sod or paved runways.

(5) "Alley" means a dedicated public way other than a street which provides a secondary means of access to property and is not intended for general traffic.

(6) "Alteration" means any modification, addition, or change in construction or type of occupancy of a building or structure. It includes any structural part of a building; any enlargement or removal of a building; the expansion of a side or by increasing its height; or the moving from one location to another.

(7) "Apartment" means a room or suite or rooms, including bath and kitchen facilities, unless hidden from the view of the general public or screened by a screen approved by the Official.

(8) "Auto Laundry" means a building or part thereof, containing facilities for washing more than two automobiles, using production line methods with a chain conveyor, blower, steam cleaning devices or other similar mechanical devices.

(9) "Basement" means a story having part but not more than one-half of its height below finished grade. A basement shall be counted as a story for height measurement or floor area measurement, if the floor area is above grade, above the ceiling, and the average level of the finished grade is more than five feet or if used for business or dwelling purposes.

(10) "Boarding House" means a building or part thereof, containing facilities for the accommodation of an individual or the family, in a two-family or multiple dwelling intended or designed for use as a residence by a single family.

(11) "Breezeway" means any structure connecting the principal dwelling unit with a necessary service unit or equipment space of the last unit, except on grounds of newly discovered evidence of stability or soundness found upon inspection by the Township Board to be valid.

Sec. 11.1 RULES APPLYING TO THE TEXT

(1) Words used in the present tense include the future tense or to be construed to any land or building shall be construed to mean or include: the singular includes the plural and vice versa, and the masculine includes the feminine and vice versa, and the singular includes the plural and vice versa, and the feminine includes the masculine.

(2) The word "person" includes a corporation, partnership, or firm as well as an individual.

(3) The word "building" includes the word "structure".

(4) The word "lot" includes the word "plot," "tract," or "parcel.

(5) The term shall is always mandatory and not discretionary; the word may is permissive.

(6) The word "used" or "occupied" as applied to any land or building shall be construed to mean the words "intended, arranged, or designed to be used or occupied.

(7) Any word or term not defined in this Chapter shall be given a meaning of common or standard acceptance.

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tended for shelter, housing or enclosure of persons, animals or property.

13. "Building Area" means the total of areas included within the maximum size of the principal building and, all accessory buildings exclusive of uncovered porches, terraces, porches, and terraces.

14. "Building, Front Line Of" means the line that coincides with the face of the building nearest the front line of the lot, which includes parcel and enclosed porches but not steps.

15. "Building, Height Of" means the vertical distance from the mean elevation of the finished grade line of the ground about the front of the building to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and the mean height level between eaves and ridges for gable, hip and gambrel roofs.

16. "Building Lines" mean a line defining the front, side and rear yard requirements outside of which no building or structure may be located.

17. "Building, Principal" means a building in which is conducted the main or principal use of the lot on which it is located.

18. "Cellar" means a story having more than one-half of its height below the average finished level of the adjoining ground. A cellar that coincides with the face of the building will be considered as a story for purposes of height measurement.

19. "Clinical" means a building where human or animal patients, who are not lodged overnight, are examined and treated by a group of physicians, dentists, veterinarians or similar professionals.

20. "Club" means an organization catering exclusively to members and their guests, or incidentally for the membership and purpose of the club.

21. "Convalescent or Nursing Home" means a building wherein infirm, aged or in need of care, food, lodging and medical attention are tended, or shelter, housing or enclosure of persons or animals, or property.

22. "Coverage Lot" means that percent of the plot or lot covered by the building area.

23. "Common Land" means a parcel or parcels of land together with the improvements thereon, used or designed for housing purposes under the supervision of a college, university, or other institution.

24. "Density" means the number of dwelling units situated on or to be developed on a net acre of land.

25. "Dismantled Motor Vehicle" means a motor vehicle from which some part or parts, which are ordinarily a component thereof, have been removed or are missing and which render the vehicle incapable of being operated or propelled under its own power.

26. "District" means an area of land for which there are uniform regulations governing the use of buildings and premises, density of development, yard requirements, and height limitations.

27. "Dormitory" means a building or portion thereof used for housing purposes under the supervision of a college, university, or other institution.

28. "Dwelling" means any building or portion thereof, which is designed or designed exclusively for residential purposes.

29. "Dwelling, Single-Family" means a building designed and occupied exclusively by one family.

30. "Dwelling, Two-Family" means a detached or semi-detached building designed and occupied exclusively by two families living independently of each other.

31. "Dwelling, Multiple-Family" means a building or portion thereof used and designed to contain separate living quarters for three or more families, which may have joint services or facilities.

32. "Dwelling, Row House or Town House" means one or more one-family dwelling units, each having its own credit of the first floor, to the finished grade and with common walls separating the dwelling units.

33. "Dwelling Unit" means a building, or portion thereof, designed exclusively for residential occupancy by one family and having complete service by such public utilities, departments or commissions.

34. "Erected" means the construction, alteration, reconstruction, moving upon, or any physical activity upon a lot.

35. "Essential Services" means the erection, construction, alteration, or maintenance by public utilities or municipal departments or commissions, of underground or overhead gas, electrical, telephone transmission or distribution systems, including poles, wires, rails, drainage, sewers, pipes, conduits, cables, towers, fire alarm boxes, police calls, traffic lights, street lights, hydrants, and other similar equipment and accessories in connection therewith, but not including buildings, necessary for the furnishing of service by such public utilities, departments or commissions.

36. "Family" means an individual, or two or more persons related by blood, marriage, or adoption, or a group not to exceed two persons not related by blood, marriage, or adoption.

37. "Farm" means a parcel of land, containing at least 20 acres which is used for gain in the raising of agricultural products, livestock, poultry, and necessary farm structures, and the storage of equipment used in connection with the raising of fur bearing animals, riding academies, livery or boarding stables and dog kennels.

38. "Floodplain" means that area of land adjacent to the channel of a river, stream, creek, or other body of water which will be inundated by a flood which can reasonably be expected for that region.

39. "Floor Area" means the sum of the gross horizontal areas of the floors of a building or dwelling unit, measured from the exterior faces of the building unit development, or from the centerline of walls separating dwelling units.

40. "Garage, Parking" means a structure or series of structures for the temporary storage of automobiles or other vehicles, having no public shop or service connected therewith.

41. "Garage, Private" means an accessory building or an accessory portion of a principal building designed or used solely for the storage of non-commercial motor vehicles, boats, house trailers, and similar vehicles owned and used by the occupants of the building to which it is accessory.

42. "Gasoline Service Station" means an area of land, including any structure or structures thereof, that is used or designed for the sale of gasoline or other fuel for the propulsion of vehicles. For the purpose of this ordinance, "gasoline" shall mean any area or structure used or designed for polishing, greasing, washing, drying, or spray-painting (but not including painting) or otherwise cleaning or servicing such motor vehicles.

43. "Grade, Finished" means the completed surface of lawns, walks, sidewalks brought to grade as shown on official plans or designs related thereto.

44. "Guest Unit" means a room or group of rooms occupied arranged or designed for occupancy by one or more guests for compensation.

45. "Home Occupation" means an accessory use of a service or professional character conducted within the family residence thereof, which is clearly secondary and incidental to the home, for living purposes and does not change the character thereof.

46. "Hotel" means a building in which the rooms are occupied by transient occupancy by individuals who are lodged with or without meals and which there are more than ten sleeping rooms served only by a general kitchen and dining facility located within the building.

47. "Household Pets" means any domesticated dog, cat, or other animal kept for friendship or hunting purposes.

48. "Industrial, Heavy" means intensive outdoor production of goods and a relatively high ratio of workers to floor area over 25 workers per gross industrial acre, wherein bulky, durable goods, requiring heavy trucking or rail movement, are fabricated and which produce smoke, noise, and odor.

49. "Industrial, Light" means volume production with a relatively low ratio of workers to floor area under twenty-five workers per gross industrial acre, wherein bulky, durable goods, requiring heavy trucking or rail movement, are fabricated and which produce smoke, noise, and odor.

50. "Inoperable Motor Vehicles" means a motor vehicle, as defined in Act 300 of 1939, as amended, which by reason of dismantling, disrepair or other cause is incapable of being propelled under its own power, and which condition continues for a period of twenty-four consecutive hours.

51. "Junk Yard" means any land or building, or a portion thereof, used for the storage, hoarding, salvaging of automobiles or other vehicles or the disposal of scrap or discarded materials, or for abatement, demolition, dismantling, storage or salvaging of automobiles or other vehicles or tires located within the building.

52. "Kennel" means any lot or premises used for the keeping, sale, boarding or breeding of more than five dogs, cats, or other household pets.

53. "Lodging House" means a building in which three or more rooms are rented and in which no food is furnished.

54. "Line, Street" means the dividing line between a street right of way and a lot.

55. "Lot" means land occupied or to be occupied by a building, structure, land use, or group of buildings, together with such open spaces or yards as are required under this ordinance and having its principal frontage upon a street.

56. "Lot, Corner" means a lot which has at least two contiguous frontages upon a street for their full length.

57. "Lot, Depth Of" means the mean distance from the street line of the lot to its opposite rear line measured as a dwelling by the general direction of the side lines of the lot.

58. "Lot, Interior" means a lot other than a corner lot.

59. "Lot Line" means the lines bounding a lot.

60. "Lot Of Record" means a lot which is part of a subdivision, the plat of which has been recorded in the Office of the Register of Deeds for Clinton County, or a lot described by metes and bounds, the boundaries of which have been recorded in the Office of the Register of Deeds for Clinton County.
"Manufactured Homes" means dwelling units prefabricated in part or totally and transported to the building site for assembly or permanent or temporary occupancy.

"Minor Street" means a public way, the principal use or function of which is to provide a paved arterial route for through traffic, with its secondary use or function the provision of access to abutting property.

"Mobile Home" means any structure used for sleeping, living, business, or recreation, designed primarily for transient occupancy which is being operated or propelled under its own power.

"Mobile Home Park" means any lot, site, parcel or tract of land under the control of management or any person, upon which a mobile home is situated.

"Mobile Home" means every vehicle which is self-propelled, but not operated upon roads as defined in Act 300 of Public Acts of 1929, as amended.

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


"Open Space" means any unoccupied space open to the sky on the same lot with a building.

"Partially Disassembled Motor Vehicle" means a motor vehicle from which some part or parts, which are ordinarily a component thereof, have been removed or are missing and which render the vehicle incapable of being operated or propelled on its own power.

"Principal Use" means the main use to which "the premises are devoted and the principal purpose for which the premises exist.

"Public Utility" means any person, firm, corporation, or municipal department or board authorized to furnish the public, electricity, gas, steam, telephone, telegraph, transmission of water services.

"Right-of-Way" means a street, alley or other thoroughfare or easement permanently established for passage of persons or vehicles.

"Ringlemann Chart" means the Ringlemann Chart which is one which is described in the U.S. Bureau of Mines Information Circular 884, and authorized to furnish the public, electricity, gas, steam, telephone, telegraph, transmission of water services.

"Rooming House" means a building where lodging only is provided for compensation for use of space for sleeping, living, business, or recreation.

"Signs" mean any words, lettering, parts of letter, figures, emblems, devices, trade names or marks, or combinations thereof, which is anything is made known, such as the designation of an individual, a firm, an association, a business, or commodity, or product which are visible from any public way and used as an outdoor display.

"Story" means that portion of a building constructed, from the ground upward, except as otherwise provided herein. The story shall be deemed a story if anything is made known, such as the designation of an individual, a firm, an association, a business, or commodity, or product which are visible from any public way and used as an outdoor display.

"Towers, Freestanding" means towers erected for communication transmission of a commercial or for which land or a building may be used for communication transmission of a commercial or any other purpose.