

Article 9

Special Land Use Permits

Township of Alabaster Rural Zoning Ordinance

Adopted November 2006

and Amended in 2013

by the

Alabaster Township Board of Trustees

Article 9: Special Land Use Permits

Section 901. Intent and Purpose

It is the intent of this article to provide for special land uses that shall be permitted in various zoning districts only after review and approval by the Planning Commission. The purpose is to maintain standards and procedures for review of certain land uses that may not otherwise be appropriate in the zoning district that permits it as a special land use.

Section 902. Special Land Uses Eligible

In order to be considered for Special Land Use Permit, the proposed use must either be identified as a Special Land Use in the appropriate zoning district or be interpreted as consistent with similar uses permitted in those districts by the Zoning Board of Appeals.

Section 903. Review and Issuance of Special Land Use Permit

The Planning Commission shall be responsible for reviewing applications for Special Land Uses and making a recommendation to the Township Board of Trustees, which shall have the authority for disapproving or granting approval or approval with conditions. The Board of Trustees may designate the Zoning Administrator, a planner or other official to be responsible for non-discretionary special land uses.

Section 904. Materials to be Submitted for Application, Review and Approval

An application for a Special Land Use Permit shall be submitted and processed under the following procedures:

- A. An application form shall be provided by the Zoning Administrator to be filled out by the applicant.
- B. A fee paid for processing Special Land Use Permit, as determined by the Township Board of Trustees, shall be paid prior to review.
- C. A site plan shall be prepared in conformance with Site Plan Review Requirements in Article 10 of this Ordinance.
- D. A description shall be provided of how the specific requirements for that Special Land Use Permit, as required in a following section, Standards, Requirements and Conditions

for Special Land Use Permits, are to be met. See Site Plan Review Requirements section in Article 10 for guidelines for preparation of the request for a permit.

- E. Information requested by specific ordinances, such as the Landfill Ordinance, shall be provided.

Section 905. Procedures for Review

Upon acceptance, the application will be designated as requiring a "Discretionary" or "Non-discretionary" review. A non-discretionary review will be indicated if there are no discretionary requirements for the proposed project. For a discretionary review, both non-discretionary and discretionary requirements must be met.

905.1 Non-Discretionary Review

In the case of a "Non-discretionary" review, the Planning Commission shall review the application at its next meeting and shall either approve it upon determining that it meets all required standards, or disapprove it and identify which standards must still be met for approval at a subsequent meeting.

905.2 Discretionary Review

In the case of "Discretionary" review, the following requirements apply:

- A. Notice that a request for approval of a Special Land Use Permit shall be given in accordance with State of Michigan law.
- B. The Planning Commission, the applicant, a property owner or an occupant of property located within 300 feet of the boundary of the subject property may request a public hearing with proper notification. If the applicant or Planning Commission requests a public hearing, notification of the public hearing shall be made. A decision on a special land use that is based on discretionary grounds shall not be made unless notification of the request for special land use approval, or notification of a public hearing on special land use was made as required by this section.

905.3 Approval, Conditional Approval or Denial

After all procedures have been followed, the Planning Commission may recommend denial, approval, or approval with conditions, of the request for a special land use permit. The decision shall be incorporated in a statement containing the conclusions, relative to the special land use under consideration, which specifies the basis for the decision and for any conditions that may be imposed.

Section 906 Standards and Requirements for Non-Discretionary Special Land Use Permits

The standards and requirements for non-discretionary special land use permits are identified in the section on Standards, Requirements and Conditions for Special Land Use Permits, this Article. Permits may be approved only if the special land use is authorized in the listed uses of each zoning district in which it would be located.

Section 907. Findings of Fact and Purpose of and Reasons for Non-Discretionary Special Land Uses

The township has determined that certain classes of land use represent specialized community development needs that should be permitted only with certain specific controlling provisions. The findings of fact reasons for requiring Special Land Use Permits are:

- A. Some extensive uses of land based on recreational or green open space uses require large acreage and special attention to the location of the facilities, structures, and activities. Such uses can include golf courses, shooting clubs, stables, auction yards, and similar land uses.
- B. Certain higher density uses require special consideration because of the size or character of activities that can introduce traffic, noise, visual obstructions, or otherwise have a different scale, appearance or function than most land uses in a district. These uses can include cemeteries, churches, veterinary clinics, institutional uses for health and education, and funeral homes, among others.
- C. Other uses have a higher density than normally expected in a particular district that brings specialized needs for traffic design, lot size, and building controls. Such uses include multiple-family uses, planned developments and certain business and commercial uses.
- D. Some businesses will generate more traffic movements in and around their location than can normally be handled effectively by normal district standards and thus deserve special controls. These can include service stations, motels, and drive-in or drive-thru business establishments.
- E. Another class of land uses can cause unusual visual impact, noise and dust, or specialized market impacts. These uses may include repair businesses, junkyards, landfills and solid waste facilities, open air outdoor storage and processing, outdoor movie theaters, racing tracks, and other unusual businesses.

In order to address these special needs, "non-discretionary" standards and criteria have been identified for the placement of special land uses in the appropriate zoning district.

Section 908. Findings of Fact and Purpose of Discretionary Special Land Use Permits

The township finds that some particularly intensive, large-scale, unusual, or potentially intrusive land uses not only require special standards and requirements in terms of location, placement, and design criteria, but also require additional discretionary consideration in terms of aesthetic concerns, land use compatibility, and relationship to public health, safety, or welfare. Furthermore, a specific project may require site-specific conditions for the proposed special land use, even though such conditions cannot be defined in broad classifications for all potential sites.

The types of land uses developing highly specialized needs include mineral extraction, sanitary landfills, institutions for incarceration or correction, solid waste process, chemical production, power-generating plants, or similar complex uses. Because of the large-scale, mixed uses, and varying dimensional requirements, these provisions also apply to planned unit developments.

It is the purpose of this section to provide the standards, criteria, and range of discretionary considerations that can be brought to bear on each site. In addition to the conditions defined in the section on Standards, Requirements and Conditions for Special Land Use Permits, the general set of conditions that may be considered by the Planning Commission for discretionary special land uses include:

- A. Conditions designed to protect natural resources, health, safety, welfare, social, or economic conditions of the land, landowners, residents, adjacent land uses, and the community as a whole.
- B. Conditions related to the valid exercise of the police power, and purposes that are affected by the proposed use or activity.
- C. Conditions necessary to meet the intent and purpose of this Ordinance, as related to the standards and criteria established in the Ordinance for the land use or activity under consideration, and which may be necessary to insure compliance with those standards.
- D. The conditions imposed with respect to the approval of a land use or activity shall be recorded in the minutes of the approval action, and shall remain unchanged except upon the mutual consent of the township and the landowner. The Planning Commission shall maintain the record of these actions.

Section 909. Standards, Requirements and Conditions for Discretionary Special Land Use Permits

Along with the standards and requirements for "non-discretionary" special land uses, the standards, requirements, and conditions for "discretionary" special land use permits are identified in the following section of this Article. Permits may be approved only if the special land use is authorized in the listed uses for the particular zoning district in which it would be located and

only if the standards, requirements, and conditions identified are addressed in the application for the project.

Section 910. Standards, Requirements and Conditions for Special Land Use Permits

The following numbered sections detail the standards, requirements and conditions for both "non-discretionary" and "discretionary" special land uses as referenced in two previous sections, Procedures for Review and Standards and Requirements for Non-Discretionary Special Land Use Permits, and as identified above. The Planning Commission exercises considerable judgment in the approval of discretionary requirements, but exercises no judgment in non-discretionary requirements. Non-discretionary requirements are fixed and must be met as stated. In all special land uses, local, state and federal standards for noise, dust, light and other performance standards shall be met.

A special land use permit may be revoked if the approved person or party for such permit does not fulfill the terms upon which the permit was granted, if additional construction beyond that which was approved is initiated or completed, if the permitted use is abandoned, if proposed construction is not completed within the agreed time period without a request for an extension or if the actual use differs from the permitted use. Any proposed change in use from that which was permitted requires review by the Planning Commission and approval by the Township Board.

1. Agricultural Storage, Terminals and Processing Facilities

A. Non-Discretionary Specific Requirements:

1. Facility shall be located in proximity to farming areas.
2. Minimum site size shall be at least ten (10) acres.
3. Mechanical, electrical, storage or unsafe areas shall have a six foot (6') fence.

B. Discretionary Requirements:

1. Planning Commission may require a fence up to eight feet (8') and/or barbed wire strands on a fence.

2. Airports, Landing Strips

A. Non-Discretionary Specific Requirements:

1. Site shall be located in a sparsely populated area.
2. Hilly, rocky or treed areas shall NOT be used for any airport.
3. Minimum site size shall be eighty (80) acres.
4. No runway shall be placed so that homes or public places are located within one thousand (1000') feet of the end of the runway on the flight path.
5. No part of a runway, taxiway or aircraft apron shall be within two hundred feet (200') of any property or right-of-way line.

B. Discretionary Requirements:

1. Township may determine need, location, and height of berms, fences, and landscaping to mitigate noise, dust, light and visual impact.
2. The Planning Commission may require a fence up to eight feet (8') in height and/or barbed wire strands on a perimeter security fence.
3. The Planning Commission may require a fence up to eight feet (8') in height and/or barbed wire strands on an equipment security fence.

3. Airports, Heliports

A. Non-Discretionary Specific Requirements:

1. Site shall be located in a sparsely populated area.
2. Hilly, rocky or treed areas shall NOT be used for any airport or heliport.
3. Minimum site size shall be forty (40) acres.
4. No landing area shall be placed so that homes or public places are within one thousand (1000') feet.
5. No landing area shall be within two hundred (200') feet of any property or right-of-way line.

B. Discretionary Requirements:

1. The Planning Commission may require a fence up to eight feet (8') in height and/or barbed wire strands on a perimeter security fence.
2. The Planning Commission may require a fence up to eight feet (8') in height and/or barbed wire strands on an equipment security fence.

4. Automobile Service Station, Gasoline Service Station, Repair or Washing Facility

A. Non-Discretionary Specific Requirements:

1. Site shall have at least one property line abutting a state trunk line or county road.
2. Ingress and egress driveways shall be at least sixty feet (60') from intersecting right-of-way lines and from each other at their nearest edge.
3. Auto washing facilities shall also have a holding area for at least six (6) vehicles to allow vehicles to wait for water run-off before entering public road.

B. Discretionary Requirements:

1. No discretionary requirements apply

5. Bed and Breakfast Inn (Tourist Homes)

A. Non-Discretionary Specific Requirements:

1. Facility shall be located on a lot of no less than an acre in area.
2. Inn shall provide a common room for sitting and a common room for eating.
3. There shall be at least one bathroom for each two rooms used for sleeping.

4. One parking space shall be required for the inn, plus one for each sleeping room.
5. Eating facilities are limited to sleeping guests of the inn.
6. Signs shall be harmonious with neighborhood and not exceed twenty (20) square feet in area.

B. Discretionary Requirements:

1. The inn may not change the character or appearance of its neighborhood.

6. Building Supply, Big-Box Retail, Warehouses, and Wholesale Businesses

A. Non-Discretionary Specific Requirements:

1. Sites may not be closer than one hundred feet (100') to the nearest residential zone or property.
2. Facilities with truck terminals shall be at least five (5) acres in size.
3. Facility shall be at least one hundred feet (100') from residential dwellings.
4. If a residence or residential zone is within two hundred fifty feet (250'), property shall have fence or plant hedge with a fifteen foot (15') landscape buffer.
5. Site shall be at least two (2) acres in size and shall be located on state trunk line or county road.

B. Discretionary Requirements:

1. Planning Commission may require a berm up to six feet (6') and/or a screen of coniferous trees.
2. The Planning Commission may require proximity back-up alarms on yard equipment and locally based highway equipment.
3. Township may determine need, location, and height of berms, fences, and landscaping to mitigate noise, dust, light and visual impact.

7. Campgrounds

A. Non-Discretionary Specific Requirements:

1. Facility shall be located on a section line road or paved road.
2. Minimum site size shall be forty (40) acres.
3. A four-foot (4') fence shall be installed around the perimeter adjacent to private land.
4. No more than fifty-five percent (55%) of the property shall be developed for roads, campsites or associated facilities.
5. Site shall be surrounded by a coniferous greenbelt along the property lines, consisting of three (3) staggered rows, planted twelve feet (12') apart and trees spaced twelve feet (12') apart in each row. Minimum planted height of six feet (6'). First row to be set back a minimum of five feet (5') from property line.

B. Discretionary Requirements:

1. A masonry sound wall or other such noise barrier, as approved by the Planning Commission, is required when within one thousand feet (1,000') of a part-time or full-time dwelling unit.
2. A berm two to six feet (2-6') high may be required by the Planning Commission.

8. Commercial Communication Towers (under the provisions of the Federal Telecommunications Act of 1996)

A. Non-Discretionary Specific Requirements:

1. Site shall be in rural area not closer than one-quarter (1/4) mile to any residential zoning.
2. Any tower structure must be located on a parcel having dimensions not less than the height of the tower plus required setback, as measured from the base of the tower to all points on each property line
3. All towers must meet the standards of the Federal Aviation Administration, Federal Communications Commission and the applicable building codes.
4. Structures shall be subject to any state and federal regulations concerning non-ionizing electromagnetic radiation. If more restrictive state and federal standards are adopted in the future, the antenna shall be made to conform to the extent required by such standard or the Special Use approval will be subject to revocation by the Township Board. Cost of compliance shall be borne by the operator or owner of the antenna.
5. The tower base and any support cable base pads shall be enclosed with a security fence at least six (6') feet in height.
6. A three (3) mile radius shall be maintained between all towers considered for erection.
7. No tower shall be erected closer than one-quarter (1/4) mile from any residence.
8. No tower shall be artificially lighted unless required by the Federal Aviation Administration.
9. The tower, foundations, and other structural components not approved in advance for retention by the Planning Commission shall be removed by the property owner, lessee, or operator within three (3) months of being abandoned.
10. Any additional uses for a tower must receive a special use permit from the Planning Commission prior to installation.
11. Height of the tower shall not exceed one hundred seventy five feet (175') from grade within a business district; two hundred feet (200') from grade within a manufacturing, agricultural or extraction district; and are excluded in residential districts.

B. Discretionary Requirements:

1. The Township may require a performance bond to ensure the proper construction, maintenance and removal of a tower.
2. Buffer yards, paved access roads and paved parking areas may be required.

9. Commercial Outside Storage of Vehicles and Trailers

A. Non-Discretionary Requirements:

1. The open, outside, commercial, storage of vehicles that is visible to residents and visitors shall be screened from public view from a public street and adjoining properties in a manner approved by the Planning Commission and/or the Township Board.
2. Fencing, with a minimum of six feet (6') in height, is required on all sides of the storage area.
3. Screening shall be required on all sides of the storage area.
4. Screening may be in the districts normal setback areas but must be approved in advance by the Planning Commission and/or Township Board and must be in place prior to storage.
5. A scaled drawing of fence and screen design and specifications must be submitted to the Planning Commission prior to approval.
6. Only vehicles that are licensed by state governments or the Federal government may be stored outside commercially. Vehicles and trailers must be licensed within one year of the date of inspection.
7. Stored vehicles must display licenses in the location required by state law.
8. As a condition of the receipt of a special use permit for commercial outside storage, owner agrees to allow random inspection, with reasonable notice from the Zoning Administrator to the property owner, of items stored outside for proper licensing, and compliance with setback and screening requirements by the Zoning Administrator.
9. Storage of un-licensed vehicles is subject to a fine of \$25.00 per occurrence.
10. The commercial storage of licensed vehicles requires a one hundred fifty foot (150') set back from the right of way of any primary public road and seventy five feet (75') from any adjacent property. Along secondary roads the minimum required set back from the right of way is forty feet (40') and the set back from adjacent property is forty feet (40').
11. A plot plan of at least 18" x 24" (inches) must be submitted showing: dimensions, existing public right of ways, easements, north arrow, storage area, screening plan, name and address of applicant, existing improvements, proposed improvements and zoning designation.

B. Discretionary Specific Requirements:

1. Security fencing, up to eight feet (8') in height may be required.

10. Conservation Area

A. Non Discretionary Requirements:

1. Site shall be at least one (1) acre in size.
2. If site is open to the public, adequate access and parking are required.

B. Discretionary Requirements:

1. There are no discretionary requirements.

11. Dealerships for New/Used Vehicle or Farm Equipment Sales and Services

A. Non-Discretionary Requirements:

1. Site shall be located on a state trunk line or county road.
2. Site shall be at least two (2) acres in size.
3. Site shall have all display areas on paved parking, gravel or other surface that control weed growth and support vehicles for sale.
4. All maintenance, repair, and service shall be in an enclosed building.
5. Facilities shall have a one hundred (100') foot buffer with a fifty (50') foot greenbelt from any residence.

B. Discretionary Requirements:

1. Township may determine need, location, and height of berms, fences, and landscaping to mitigate noise, dust, light and visual impact.

12. Drive-In or Drive-Thru Business Operations

A. Non-Discretionary Requirements:

1. Site shall be located on a state trunk line or county road.
2. Sites may not be closer than one hundred (100') feet to the nearest residential zone or property.
3. Ingress and egress shall be from separate drives at least sixty feet (60') from each other and any intersecting right-of-way.
4. Drive-up windows must have a thirty-inch (30") pedestrian barrier for at least six feet (6') beyond walls or doors to prevent pedestrian/vehicle conflict.

B. Discretionary Requirements:

1. Township may determine need, location, and height of berms, fences, and landscaping to mitigate noise, dust, light and visual impact.

13. Group Day Care Home (Licensed)

A. Non- Discretionary Requirements:

1. Located not closer than 1,500 feet to any of the following:
 - a. Another licensed group day care home.
 - b. Another adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.

- c. A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under article 6 of the public health code, 1978 PA 368, MCL 383.6101 to 333.6523.
- d. A community correction center, resident home, half way house, or other similar facility that houses an inmate population under the jurisdiction of the department of corrections.
2. Has appropriate fencing for the safety of the children in the group day care home as determined by the Zoning Administrator.
3. Maintains the property consistent with the visible characteristics of the neighborhood.
4. Does not exceed 16 hours of operation during a 24 hour period.
5. Meets regulations, governing signs used to identify it.
6. Meets regulations that stipulate off-street parking requirements for employees.
7. Has drop-off and pick-up access and parking for clientele.

B. Discretionary Requirements:

No discretionary requirements apply.

14. Indoor Recreation Uses (Bowling Alleys, Pool Halls, etc.)

A. Non-Discretionary Specific Requirements:

1. Site shall be at least two acres in size.
2. Site may not be closer than one hundred feet (100') to a residence or residential zoning district.
3. Sufficient parking for the facility shall be provided.

B. Discretionary Requirements:

1. Township may determine need, location, and height of berms, fences, and landscaping to mitigate noise, dust, light and visual impact.

15. Institutional Uses for Human Care, Education, Social, Cultural, and Religious Purposes

A. Non-Discretionary Requirements:

1. Site shall be located on a state trunk line or county road.
2. Site shall be at least two acres in size.
3. One sign for each street frontage is permitted providing it does not exceed forty (40) square feet.
4. No building shall be closer than fifty (50') to any street or property line.
5. Structures over twenty-eight (28') in height shall be set back one more foot for each additional foot of height.
6. Building shall be designed to be compatible with surrounding area.

B. Discretionary Requirements:

1. No discretionary requirements apply.

16. Large Scale Primary Metal Industries, such as Foundries and Steel Mills, Petroleum Refining and Chemical Manufacturing Plants, and Electrical Generating Plants

A. Non-Discretionary Requirements:

1. Site shall be located on a state trunk line or county road.
2. Site shall be at least twenty (20) acres in size.
3. Minimum lot width of four hundred feet (400') is required.
4. For structures over twenty-eight feet (28') in height, structure shall be set back from street or property lines one additional foot for each additional foot of height.
5. No building, structure, or fixed equipment shall be closer than seventy-five feet (75') to any street or property lines.
6. Applicant must demonstrate the ability to meet all of the performance requirements in the Performance Standards section of Article 3.
7. Project must be compatible with its environment.

B. Discretionary Requirements:

1. Township may determine truck and access routes.
2. The need, height, location, and type of landscaping or berms may be specified.
3. Township may determine need, location, and height of berms, fences, and landscaping to mitigate noise, dust, light and visual impact.

17. Marine Terminals and Related Activities

A. Non-Discretionary Requirements:

1. Minimum site area is forty (40) acres.
2. Minimum waterfront width is two thousand feet (2000').
3. Additions, alterations or changes to existing systems of piers and conveyors require a special land use permit. This does not include upgrades to components or repairs intended to extend the life of the existing structure(s). Any change resulting in an increase or decrease of more than ten percent (10%) of the total size of the pier and/or conveyor system shall require an additional special land use permit.
4. Terminal use shall be operated and designed in such a way as to limit the intrusion on the surrounding residential area in terms of noise, light, hours of operation, outdoor storage, traffic, dust, loose waste, and odor. Operator is to address these concerns in the site plan presented to the Planning Commission. The site plan shall include engineering studies showing likely light, noise, odor and vibration impacts upon properties within a two thousand foot (2000') radius of the facility, as well as alternate designs to reduce or eliminate the transmission of these to areas adjacent to the property. The site plan should include maps showing the level, intensity and extent of noise, light, odor, vibration, and other such

applicable potential nuisance items. Permitted noise and vibration levels shall be as provided within Article 3.

5. All materials processed, stored or transported within the port district shall have a thermal radiation level of no more than 10,000 BTU per square feet per hour, except that gasoline, diesel fuel, oil and other such items in limited quantities and necessary for the use and operation of the facility are permitted, but not to the level or manner in which they would pose separate safety concerns. Fire and emergency access routes shall be clearly identified on the site plan.
6. A map showing any anticipated blast zone for combustible materials proposed to be shipped must be included in the site plan.
7. Any development that accepts, processes or ships material that is flammable shall have adequate and appropriate fire-fighting equipment and materials.
8. The release, deliberate or accidental, of trash or clutter that might accumulate in the water or on land shall be completely controlled so that the terminal properties, adjacent properties and Lake Huron beaches remain free of such accumulations. Control shall be addressed in the site plan.
9. Use of residential streets shall be kept to a minimum and transport for loading and unloading purposes shall be prohibited on residential streets.

B. Discretionary Requirements:

1. Demonstration of adequate parking and office space, as needed for the terminal operation, may be required as part of the plan submission. Such space may require barriers to exclude intrusion of lights from adjacent properties, public roads and rights-of-way.
2. A greenbelt set-back of up to five hundred feet (500') width may be required on the north, south and west margins and of up to two hundred feet (200') width on the lake side, except where loading facilities cross the shoreline.
3. Hours of operation for all uses, including vessels when docked at the facility, may be limited by the Township in order to minimize intrusion on the residential environment.

18. Mobile Home Parks

A. Non-Discretionary Requirements:

1. Site shall be located on a state trunk line or county road.
2. Minimum Site shall be at least fifteen (15) acres residential zone or property.
3. Conformance with Michigan Mobile Home Commission Rule 944 and all other requirements of the Michigan Mobile Home Act and regulations shall be met.
4. The mobile home park shall be developed with sites averaging 5,500 square feet per mobile home unit. The 5,500 square feet for any one site may be reduced by 20 percent (20%) provided that the individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of a site below 5,550 square feet, at least an equal amount of land shall be dedicated as open space, but in no case shall the open space and distance requirements be less

than that required under R 125.1946, Rule 946 and R 125.1941 and R 125.1944, Rules 941 and 944 of the Michigan Administrative Code.

5. Adequate water supply, sewage and waste disposal shall be provided.
6. Adequate ingress and egress drives shall be provided, with no driveway closer than sixty feet (60') from an intersecting roadway.

B. Discretionary Requirements:

1. No discretionary requirements apply.

19. Multiple Family Residential Uses (including condominium and townhouse developments). *There are separate requirements in a following section for two-family dwellings in residential districts.*

A. Non-Discretionary Requirements:

1. Site shall be located on a state trunk line or county road or be in any area of existing residential development.
2. Site shall have public water and sanitary sewer or provide project-wide services approved by health department.
3. Project shall not exceed a density of ten (10) units per acre.
4. No structure shall be located closer than fifty feet (50') to any street right-of-way or property line.

B. Discretionary Requirements:

1. No discretionary requirements apply.

20. Nursery Schools

A. Non-Discretionary Requirements:

1. Site shall be located on a state trunk line or county road.
2. Site may be associated with an institutional use, such as church or school, or may be in a freestanding building designed or modified for use as a nursery school. Site may not be part of an occupied residential land use.
3. Adequate short-term parking or drive-way shall be provided for convenient pick-up.

B. Discretionary Requirements:

1. No discretionary requirements apply.

21. Off-Site Storage of Boats, Trailers and Other Capital Equipment

A. Non-Discretionary Requirements:

1. Site is intended for storage of boats, trailers or other capital equipment associated with single family dwellings.

2. Site shall be at least five thousand (5000) square feet.
3. Site shall be adjacent to or across a right-of-way from the principal dwelling or use with which it is associated.
4. The site shall have at least fifteen foot (15') yards along all property boundaries.

B. Discretionary Requirements:

1. The Planning Commission may require an enclosed building for year-round storage.

22. Outdoor Assembly Areas, such as for Concerts or Entertainment

A. Non-Discretionary Requirements:

1. Site shall be in a rural area and not closer than eight hundred feet (800') to any residential zoning.
2. Facility shall be located on a section line or paved road.
3. Minimum site size shall be twenty-five (25) acres in area, with a minimum frontage of six hundred feet (600').
4. A six-foot (6') cyclone fence shall be installed around the perimeter.
5. No more than sixty-five percent (65%) of the property shall be developed for road, parking or associated auto facilities.
6. Site shall be surrounded by a coniferous greenbelt along the property lines, consisting of three (3) staggered rows, planted twelve feet (12') apart and trees spaced twelve feet (12') apart in each row. Minimum planted height of six feet (6'). First row to be set back a minimum of five feet (5') from property line.

B. Discretionary Requirements:

1. A masonry sound wall or other such noise barrier, as approved by the Planning Commission, may be required when within one thousand feet (1,000') of a part-time or full-time dwelling unit.
2. Berm of two to six feet (2'-6') in height may be required by the Planning Commission.

23. Outdoor Recreation Facilities, such as Golf Courses

A. Non-Discretionary Requirements:

1. Size of the parcel shall be appropriate for intended use.
2. Facility must include restrooms, and if necessary, changing rooms.
3. Pro-shops, sales and service for available activities are permitted, even if not zoned B-1.
4. Specialty golfing, such as a driving range, shall have an additional buffer of one hundred feet (100').

B. Discretionary Requirements:

1. An adequate water supply for irrigation, non-destructive to surrounding wells, may be required.

24. Planned Unit Developments

A. Non-Discretionary Requirements:

1. Use is intended for resort facilities, recreational uses, marina and watercraft service, dwellings, and low-intensity business uses.
2. Site shall be at least eighty (80) acres.
3. The site shall be located in an attractive natural or environmental setting.
4. The site shall have a berm or undeveloped buffer area (UBA) area of thirty feet in width along all property or right-of-way lines.
5. A minimum of ten percent (10%) of the gross site area shall be preserved and maintained as a common open space for use by all residents and property owners of the PUD. The UBA may be considered part of this open space.
6. Site shall have public water and sanitary sewer or provide project-wide services approved by the Health Department District No. 2.

B. Discretionary Requirements:

1. Planning Commission may require a barrier of coniferous trees.
2. Planning Commission may require aesthetic commonality or integrity throughout the project.

25. Public Assembly Buildings, such as Lodges, Societies, Fraternities, Sororities and Civic Organizations

A. Non-Discretionary Requirements:

1. Facility shall have an area of at least one (1) acre.
2. A greenbelt is required for at least fifty feet (50') along all property or right-of-way lines.

B. Discretionary Requirements:

1. The Planning Commission may determine need, location and height of berms, fences and landscaping to mitigate noise, dust, light and visual impact.

26. Public Parks and Recreation Facilities

A. Non-Discretionary Requirements:

1. This is intended for any use by federal, state, county, city or township of land for public parks or recreation, whether or not a fee is collected from the using public.
2. Site shall have be at least five (5) acres in area.

3. The site shall include paved access and parking lots, formalized boat entry into water if available, men's and women's toilets, and a changing room for beaches, if appropriate.

B. Discretionary Requirements:

1. The Planning Commission may require a fence six feet (6') in height.

27. Riding Stables

A. Non-Discretionary Requirements:

1. Site shall be located in an attractive, natural area for horse riding.
2. Site shall be at least twenty (20) acres in area.
3. Site shall have building, parking and sales in a formalized, accessible area.
4. No horse access or trails shall be within seventy-five feet (75') of any property or right-of-way line.
5. Storage barns or fenced areas for horse corrals shall be located at least one hundred feet (100') from the nearest property or right-of-way line.

B. Discretionary Requirements:

1. A fence of up to six feet (6') high may be required by the Planning Commission.

28. Sand, Gravel, or Clay Pits or Other Mining Operations

See extractive requirements in Article 6, E-1 Extraction Districts, and follow those requirements.

29. Sawmills, Including Permanent Structures or Portable Sawmills for Short-Term Harvesting

A. Non-Discretionary Requirements:

1. Facility should be located in M-1 (Manufacturing) or F-1 (Forestry) District zoning.
2. The site shall have an area of at least forty (40) acres.
3. The processing of wood products shall not be closer than three hundred feet (300') to the nearest property or right-of-way line.
4. No harvesting of trees shall be conducted within fifty feet (50') of any property or right-of-way line.
5. Sawmills located within a quarter of a mile (1320') of any dwelling may operate only from 6:30 a.m. to 10:00 p.m.

B. Discretionary Requirements:

1. Planning Commission may require a fence of up to six feet (6') in height.

2. Planning Commission may require a berm and/or coniferous trees along any or all property and/or right-of-way lines.

30. Sanitary Landfills, Solid Waste Transfer Stations, Solid Waste Processing, Storage or Disposal Areas; Junkyards; Sewage Treatment and Disposal Facilities

A. Non-Discretionary Requirements:

1. Site shall be in a rural area and not closer than two hundred feet (200') to any residential zoning district, nor closer than two hundred feet (200') to any existing residences.
2. Minimum site size shall be ten (10) acres in area with a minimum frontage of four hundred feet (400').
3. Land-locked parcels must have a minimum forty foot (40') access easement and four hundred feet (400') side dimensions.
4. No outdoor excavations or operations may be conducted within three hundred fifty feet (350') of a residence.
5. No cut, excavation, or storage of dirt or product may be made closer than seventy-five feet (75') to any street or property line.
6. Site must have necessary geological conditions that prevent groundwater contamination. Prescribed monitoring devices shall be properly installed, maintained and monitored.
7. No finished slope shall have a slope greater than 3:1 (horizontal : vertical) and all slopes shall be treated in conformance with the Michigan Soil Erosion and Sediment Control Act (Act 347 of 1972) including binder soils.

B. Discretionary Requirements:

1. Township may determine truck and machinery routes.
2. Township may determine need, location, and height of berms, fences, and landscaping to mitigate noise, dust, light and visual impact.
3. Township shall approve a site plan showing sequenced rehabilitation of the site for alternative uses.

31. Specialty Recreation Purposes

A. Non-Discretionary Requirements:

1. Area intended for shooting ranges, moto-cross trails, off-road vehicles, and other activities generating noises and disturbances.
2. Site shall be at least ten (10) acres for gun ranges or other static activity.
3. Sites involving moving vehicles shall require an area of at least forty (40) acres.
4. Site shall have building, parking and sales in a formalized, accessible area.
5. No activities may be conducted within two-hundred fifty feet (250') of any property or right-of-way lines.
6. Storage facilities shall be located at least two-hundred fifty feet (250') from the nearest property or right-of-way line.

B. Discretionary Requirements:

1. A fence up to six feet (6') high may be required by the Planning Commission.
2. A berm and/or coniferous tree barrier may be required along any or all property or right-of-way lines by the Planning Commission.
3. Township may determine need, location, and height of berms, fences, and landscaping to mitigate noise, dust, light and visual impact.

32. Two-Family Dwellings in LR-1, LR-2 and L-3 Zoning Districts

A. Non-Discretionary Requirements:

1. The lot shall have at least 9,600 square feet in area.
2. The minimal width for a lot for two-family dwelling is eighty feet (80').
3. The site shall meet the requirements for a two-family dwelling of the public health department serving Iosco County or be connected to public sanitary sewerage.

B. Discretionary Requirements:

1. Two-family dwellings shall not be closer than four-hundred feet (400') to each other.

33. Veterinary Clinics and Kennels

A. Non-Discretionary Requirements:

1. Site shall be five (5) acres if an outside exercise area is included, one acre if all animals are always kept in an enclosed building.
2. In agricultural zoning districts, the site shall meet the required ten (10) acre lot size.
3. No building or outdoor fence or wall enclosure shall be constructed closer than fifty feet (50') to any property or street line.
4. Outdoor exercise areas shall be surrounded by brick, solid masonry wall or by a chain-link fence with obscuring evergreen plantings at least four feet (4') high.

B. Discretionary Requirements:

1. No discretionary requirements apply.