

ARTICLE 2

ZONING DISTRICTS, ZONING

SECTION 2.1 ZONING DISTRICTS

A. Single Family Residential R

1. Purpose. The purpose of this Zoning District is to provide a stable and sound environment for single-family dwellings. This will be achieved by restricting uses and activities which are not appropriate in such an area.
2. Permitted and Special Land Uses, *See Section 2.2*
3. Dimensional Restrictions, *See Section 2.3*

B. Multiple Family Residential MF

1. Purpose. The purpose of this Zoning District is to provide a stable and sound environment for multiple-family dwellings. This Zoning District will allow a choice of dwelling unit types in Eveline township, and will encourage developers to be more imaginative and creative in their design of living area. It is also the purpose of this Zoning District to achieve the following:
  - a. To provide a more desirable living environment by preserving the natural characteristic of open fields, stands of trees, flood plains, bodies of water, and similar natural assets.
  - b. To encourage the provision of open space and the development of recreational facilities in a central location, within reasonable distance of all dwelling units.
  - c. To allocate lands within the township where development accommodates small dwelling units with shared open spaces and recreation areas.
  - d. To encourage variety in the physical development of the Township by providing a mixture of housing types and to insure the continued desirability and stability of the Township.
2. Permitted and Special Land Uses, *See Section 2.2*
3. Dimensional Restrictions, *See Section 2.3*

C. Mobile Home Park Residential MH

1. Purpose. The purpose of this District and its accompanying regulations is to provide for a stable and sound environment for mobile home residential development.
2. Permitted and Special Land Uses, *See Section 2.2*
3. Dimensional Restrictions, *See Section 2.3*

D. Rural Residential RR

1. Purpose. The purpose of this District is to designate and retain lands for Rural Residential use in the Township. To allow large lot residential use in conjunction with limited agricultural uses and animal keeping and grazing. Preserving a rural atmosphere for areas not appropriate for intensive agricultural uses and outside of the core residential areas surrounding the villages of Ironton and Advance.
2. Permitted and Special Land Uses, *See Section 2.2*
3. Dimensional Restrictions, *See Section 2.3*

E. Farm-Forest FF

1. Purpose. The purposes of this District, among others, are as follows:
  - a. To conserve areas containing unique and sensitive natural features such as steep slopes, floodplains and wetlands, by setting them aside from development;
  - b. To protect areas of the Township with productive agricultural and forestry soils for continued or future agricultural/forestry uses, by conserving blocks of land large enough to allow for efficient farming/forestry operations unimpeded by other types of development;
  - c. To provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for new development;
  - d. To reduce erosion and sedimentation by the retention of existing vegetation, and the minimization of development on steep slopes;
  - e. To provide for a diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups, and residential preferences, so that the community's population diversity may be maintained;
  - f. To implement adopted policies in the Eveline Township Master Plan to conserve a variety of aesthetically and environmentally sensitive resource lands; including provisions for reasonable incentives to create a network of conservation lands for the benefit of present and future residents;
  - g. To provide multiple options for landowners in order to minimize impacts on environmental resources (sensitive lands such as wetlands, floodplains, and steep slopes) and disturbance of other natural or cultural features;
  - h. To provide standards reflecting the varying circumstances and interests of individual landowners, and the individual characteristics of their properties; and,
  - i. To conserve scenic views and elements of Eveline Township's rural character, and to minimize perceived density, by minimizing views of new development from existing roads and bodies of water.

2. Permitted and Special Land Uses, *See Section 2.2*
  3. Dimensional Restrictions, *See Section 2.3*
  4. Alternative development options, *See Section 2.7.F, 2.7.G, 2.8.L*
- F. Farm-Forest 2 FF-2
1. Purpose. The purpose of the Farm-Forest 2 district is the same as that of the Farm-Forest district except that slightly higher residential densities are permitted under Alternative Development Options. This district is intended to be a transition between the Farm-Forest district and the residential areas of the Township. It is also the intent to recognize that there are areas of the township that have more limited active agricultural potential due to topographic or soil conditions but are within the general core agricultural areas.
  2. Permitted and Special Land Uses, *See Section 2.2*
  3. Dimensional Restrictions, *See Section 2.3*
  4. Alternative development options, *See Section 2.7.F, 2.7.G, 2.8.L*
- G. Village Commercial VC
1. Purpose. The purpose of this Zoning District is to provide for the commercial needs of the residents of the Township in such a manner that any use in this Zoning District must be operated so that it complies with all State statues, and all County and Township Ordinance regulating pollution and/or nuisances. The village areas are intended to be developed with a traditional village mixture of uses and design.
  2. Permitted and Special Land Uses, *See Section 2.2*
  3. Dimensional Restrictions, *See Section 2.3*
- H. Light Industrial/Warehousing LI
1. Purpose. The purpose of this District is to restrict industrial uses to areas well suited for such uses, with sufficient land area to provide for a number of industries, while at the same time insuring adequate acreage to allow for effective buffering from adjacent uses.
  2. Permitted and Special Land Uses, *See Section 2.2*
  3. Dimensional Restrictions, *See Section 2.3*
- I. Commercial Recreation CR
1. Purpose. The purpose of this District is to designate areas for the development of commercial recreation uses with appropriate standards controlling noise, lights, potential hazards, and traffic impact on neighboring uses.

2. Permitted and Special Land Uses, *See Section 2.2*
  3. Dimensional Restrictions, *See Section 2.3*
- J. Government/Utilities G
1. Purpose. The purpose of this District is to designate areas of the township for municipal uses and public and private utilities and to establish reasonable standards for these uses.
  2. Permitted and Special Land Uses, *See Section 2.2*
  3. Dimensional Restrictions, *See Section 2.3*
- K. Village Mixed Use VMU *See Article 3*

SECTION 2.2 TABLE OF LAND USES BY ZONING DISTRICT

Land Uses	Zoning Districts										
	Single Family Residential	Multiple Family	Mobile Home Park	Rural Residential	Farm Forest	Farm Forest 2	Village Commercial	Light Industrial	Commercial Recreation	Government/Utility	
<b>Land Preservation Uses</b>											
Bona Fide Agricultural Uses	/	/	/	/	P	P	/	P	P	P	
Seasonal farm stands for produce and associated products produced on site, See Sections 2.7.A and 2.8.A	/	/	/	SP	P	P	/	/	/	/	
Cottage Industries, See Section 4.30	/	/	/	SP	SP	SP	SP	/	/	/	
Agricultural Related Commercial Enterprises (when associated with a bona fide agricultural operation: farm market, agri-tourism, winery, brewery, distillery, interpretive farm, commercial hunting grounds, agricultural processing, riding stables, and similar uses) See Section 2.8.C	/	/	/	SP	SP	SP	/	/	/	/	
(Non-commercial) Wind Turbines & Anemometers See Section 2.8.D	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
<b>Residential Uses</b>											
Single Family Residential	P	P	/	P	P	P	P	/	P	P	
Attached/Multiple Family Housing See Sections 2.7.B and 2.8.E	/	P	/	/	/	/	SP	/	/	/	
Senior Housing See Section 2.8.E	SP	SP	/	SP	SP	SP	SP	/	/	/	
Dependant Care Facility including Assisted Living See Section 2.8.G	/	SP	/	SP	SP	SP	SP	/	/	/	
Residential Care Facilities See Article 10 for complete definitions	See Sections 2.7.C and 2.8.F										
Family day care (1-6 minors <24hrs)	P	P	P	P	P	P	/	/	/	/	
Group day care (7-12 minors<24 hrs)	SP	P	P	P	P	P	/	/	/	/	
Foster family home (1-4 minors/24 hr care)	/	/	/	SP	SP	SP	/	/	/	/	
Foster family group home (5-6 minors/24 hr care)	P	P	P	P	P	P	/	/	/	/	
Adult foster care family home	P	P	P	P	P	P	/	/	/	/	
Home Occupations See Section 4.30	P	/	/	P	P	P	P	/	/	/	
Mobile Home Park See Section 2.7.D	/	/	P	/	/	/	/	/	/	/	

P = Permitted Use      SP = Special Land Use      / = Not Permitted

Land Uses	Zoning Districts									
	Single Family Residential	Multiple Family	Mobile Home Park	Rural Residential	Farm Forest	Farm Forest 2	Village Commercial	Light Industrial	Commercial Recreation	Government/Utility
<b>Public/Institutional Uses/Utilities</b>	/	/	/	/	/	/	/	/	/	/
Places of Worship <i>See Section 2.7.H</i>	P	P	P	P	P	P	P	P	P	P
Public or Private Elementary, Middle or High Schools, or Child Care Center	P	SP	SP	SP	SP	SP	P	/	/	SP
College, University, Technical or Trade School	/	/	/	/	/	/	SP	/	/	SP
Government Buildings	/	/	/	/	/	/	P	/	/	P
Essential Service Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Museums, Libraries	/	/	/	/	SP	SP	P	/	/	SP
Public Parks and Recreation Facilities	SP	SP	SP	SP	SP	SP	P	SP	P	P
Fraternal Organization	/	/	/	/	/	/	SP	/	SP	SP
Telecommunication Towers <i>See Section 2.8.J</i>	/	/	/	/	SP	SP	/	/	/	/
<b>Commercial Recreation Uses</b>										
Marina	/	/	/	/	/	/	SP	/	SP	/
Golf Course	/	/	/	/	/	/	/	/	SP	/
Country Club/Athletic Club, Convention/Special Event Facility	/	/	/	/	/	/	SP	/	SP	/
Miniature Golf/Water Theme Park/ Driving Range	/	/	/	/	/	/	/	/	SP	/
Campgrounds/Seasonal Trailer Park	/	/	/	/	/	/	/	/	SP	/
Private Airstrip	/	/	/	/	SP	SP	/	/	/	/

P = Permitted Use      SP = Special Land Use      / = Not Permitted

Section 2.2 Table of Land Uses by Zoning District (cont.)

Land Uses	Zoning Districts										
	Single Family Residential	Multiple Family	Mobile Home Park	Rural Residential	Farm Forest	Farm Forest 2	Village Commercial	Light Industrial	Commercial Recreation	Government/Utility	
<b>Commercial Uses</b>											
Bed and Breakfast Establishments	/	/	/	SP	SP	SP	SP	/	/	/	
Eating/Drinking Establishments (w/o drive through) <i>See Section 2.7.E</i>	/	/	/	/	/	/	P	/	/	/	
Personal Service (barber, beauty, nails, laundry, dry cleaning outlet, etc.) <i>See Section 2.7.E</i>	/	/	/	/	/	/	P	/	/	/	
Retail outlet (food, drug, gift shop, apparel, sporting goods, copy shop, workshop (without outdoor storage), etc.) <i>See Section 2.7.E</i>	/	/	/	/	/	/	P	/	/	/	
Professional or Business Office (real estate, bank, accounting, attorney, medical, dental or veterinary clinic without outdoor boarding or runs, financial services, etc.) <i>See Section 2.7.E</i>	/	/	/	/	/	/	P	/	/	/	
Automotive Service (fueling station, automobile washing facility, oil change, automotive repair, etc.) <i>See Section 2.8.H</i>	/	/	/	/	/	/	SP	/	/	/	
Bank, Pharmacy or similar use with Drive Through Service	/	/	/	/	/	/	SP	/	/	/	
Hotel/Motel/Motor Lodge	/	/	/	/	/	/	SP	/	/	/	
Vehicle Dealership (including new and used automobiles, motorcycles, recreational vehicles, snowmobiles, etc.)	/	/	/	/	/	/	SP	/	/	/	
Marine Related Sales/Service	/	/	/	/	/	/	SP	/	/	/	
Kennel or Veterinarian with - outdoor boarding or dog runs	/	/	/	/	SP	SP	/	/	/	/	
Light Industrial	/	/	/	/	/	/	/	SP	/	/	
Wholesale or Warehousing	/	/	/	/	/	/	/	SP	/	/	
Mini Warehousing	/	/	/	/	/	/	/	SP	/	/	
Other Commercial Uses with Outdoor Storage (Building Tradesperson, Landscaping, Nurseries, Equipment Rental, etc.) <i>See Section 2.8.I</i>	/	/	/	/	/	/	/	SP	/	/	

P = Permitted Use      SP = Special Land Use      / = Not Permitted

Section 2.2 Table of Land Uses by Zoning District (cont.)

Land Uses	Zoning Districts									
	Single Family Residential	Multiple Family	Mobile Home Park	Rural Residential	Farm Forest	Farm Forest 2	Village Commercial	Light Industrial	Commercial Recreation	Government/Utility
<b>Commercial Uses</b>										
Plant Nurseries and Landscaping businesses	/	/	/	SP	SP	SP	/	SP	/	/
Telecommunication Towers see Section 2.8.J	/	/	/	/	SP	SP	/	/	/	/
Wind Turbines & Anemometers See Section 2.8.K	/	/	/	/	SP	SP	/	/	/	/
Sand and Gravel Mining See Section 2.8.N	/	/	/	/	SP	SP	/	/	/	/
<b>Alternative Development Options</b>										
Village Area Mixed Use District	See Article 3									
Country Properties Option See Section 2.7.F	/	/	/	/	P	P	/	/	/	/
Sliding Scale Option See Section 2.7.G	/	/	/	/	P	P	/	/	/	/
Conservation Subdivision See Section 2.8.L	/	/	/	/	SP	SP	/	/	/	/

P = Permitted Use      SP = Special Land Use      / = Not Permitted

Section 2.2 Table of Land Uses by Zoning District (cont.)



SECTION 2.3 SCHEDULE OF REQUIREMENTS/RESTRICTIONS FOR PRIMARY STRUCTURES  
(Amended: June 22, 2018)

Districts	Single Family Residential	Multiple Family	Mobile Home Park	Rural Residential	Farm Forest	Farm Forest 2	Village Commercial	Light Industrial	Commercial Recreation	Government/Utility
A. Minimum Floor Area (Square Feet)	980	700	980	980	800	800	400	n.a.	n.a.	n.a.
B. Minimum Lot Area	20,000 square feet	See Section 2.7.B.2 & 2.8.E.2	10 acres	5 acres See Note F	See Sections 2.7.F, 2.7.G, 2.8.L		No minimum	5 acres	5 acres	1 acre
C. Minimum Lot Width at Building Line (Feet) See Notes A, E & G	100	100	300	300	See Sections 2.7.F, 2.7.G, 2.8.L 500      500		No minimum	200	200	100
D. Minimum Front Setback (Feet) from edge of the road right-of-way/along designated highways See Note B and H	25/35	83/93	100/110	25/35	25/35 See Note C	25/35 See Note C	25/35	25/35	100/110	25/35
E. Minimum Side Setback (Feet) See Note H	10	30	50	25	25	25	10	20	10	10
F. Minimum Rear Setback (Feet) See Note H	25	30	50	25	25	25	25	50	25	25
G. Minimum Shoreline Setback (Feet) See Note H and Note I	50	50	50	50	50	50	50	50	50	50
H. Maximum Building Height (feet) See Note D	35	35	35	35	35	35	35	35	35	35
I. Maximum Lot Coverage	20%	20%	NA	20%	20%	20%	NA	NA	NA	NA
J. Minimum Base Elevation	See Section 4.6.G									

SECTION 2.4 NOTES TO TABLE

- A. For lakefront lots, the minimum lot width at the building line also applies at the lakeside building setback line.
- B. The second setback listed applies to any lot fronting M-66, Peninsula Road, Lakeshore Road, or Ferry Road.
- C. Buildings used primarily for agricultural purposes shall be set back a minimum of 75 feet from the edge of the right of way.
- D. Also see Section 4.28 for exceptions to the height restrictions.
- E. Also see Section 4.8, Depth to Width Ratio.
- F. For Rural Residential lots existing prior to the effective date of this ordinance, December 5, 2006, minimum lot area of 10 acres shall apply.

Section 2.4 Notes to Table

- G. Lot width at the building line and road frontage to be same frontage as stated in table 2.3. For Farm Forest and Farm Forest 2 see Section 2.45.
- H. Also see Section 4.3 for allowed projections into required setbacks (yards).
- I. The minimum shoreline setback may be reduced by the Planning Commission for site developments in the Village Commercial or Village Mixed Use zoning districts, with the approval of a Water Quality Protection Alternative, as provided for in Section 4.6.B.

Section 2.4 Notes

**SECTION 2.45 MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS FOR FARM FOREST AND FARM FOREST 2**

Section 2.45

The minimum public road frontage for all newly created sub lots shall be five hundred (500) feet, except when the building footprint is located not less than two hundred fifty (250) feet from the public road and the building footprint accesses the public road through a common drive or private road servicing or intended to service two (2) or more sub lots or parcels. There shall be no public road frontage requirements for any sub parcel or remaining parcel hereafter created.

**SECTION 2.5 ADDITIONAL REFERENCES**

Section 2.5

Also see Section 4.2 Non-Duplication of Yard Area, Section 4.3 Projections into Required Yards, Section 4.6 Waterfront Greenbelt, Section 4.16 Dividing of Parcels, Section 4.17 Parcel Access, and Section 4.25 Accessory Structures.

**SECTION 2.6 ZONING MAP**

Section 2.6

The boundaries of the Zoning Districts are hereby established as shown on the map entitled “Eveline Township Zoning Map” that accompanies this Ordinance. The Zoning Map, along with all notations, references, and other explanatory information, is hereby made as much a part of this Ordinance as if fully described herein. The Zoning Map shall at all times be available for examination and a copy of it shall be kept with the records of the Township Clerk. The Official Zoning Map shall be identified by the signature of the Township Supervisor and Township Clerk and shall be kept on display at the Township Hall together with the most recent effective date of any amendment to the Official Zoning Map.

**SECTION 2.7 ADDITIONAL STANDARDS FOR PERMITTED USES**

Section 2.7 Additional Standards for Permitted Uses

The following standards apply to specific permitted uses (see Section 2.2 Table of Primary Land Uses by Zoning District). These uses will not be approved by the Planning Commission or the Zoning Administrator unless the nondiscretionary standards listed below are found to be met. Also see Article 8 Site Plan Review.

- A. Seasonal Farm Stand
  - 1. Seasonal farm stands shall sell only locally grown produce, vegetables, cut flowers, potted plants, agricultural products, or raw forest products. Such products may be processed on site.
  - 2. Seasonal farm stands may be a temporary or permanent structure.
  - 3. A minimum of two off street parking spaces shall be provided.

4. The Zoning Administrator may issue a temporary sign permit for a seasonal farm stand for a maximum of three months per calendar year, limited to thirty-two (32) square feet in area.

Attached/Multiple Family Housing

5. Percent of Area Occupied by Structures. Not more than thirty (30) percent of the area of each project in this Zoning District may be occupied by structures.
6. Density. In no case shall the overall density of a multiple family development exceed 8 units per acre. The first family dwelling unit in a multiple-family residential structure shall occupy a lot or parcel comprising not less than one-half (1/2) acre. Each additional multiple-family dwelling unit shall require the following additional lot or parcel area:

Efficiency	2,000 square feet
One bedroom	2,500 square feet
Two bedroom	3,500 square feet
Three bedroom	5,000 square feet
Four bedroom	6,500 square feet
Extra bedrooms over four	1,500 square feet

B. Residential Care Facilities

1. Such facility shall be duly licensed.
2. Such facility shall meet all standards of Section 206(4) of the Michigan Zoning Enabling Act, Public Act 110 of 2006.

C. Mobile Home Park

All standards of the Manufactured Housing General Rules promulgated by the Michigan Manufactured Housing Commission and the Michigan Department of Consumer & Industry Services, Bureau of Construction Codes & Fire Safety, effective August 1, 2003, as amended or replaced, shall apply.

D. Commercial Uses Permitted in the Village Commercial District

1. Off street parking shall be located on the side and rear of the building only.
2. Building footprints shall be limited to a maximum of 20,000 square feet.
3. Driveway and parking areas for adjacent commercial uses shall be shared.

E. Country Properties Option

1. Any legally created master parcel fifty (50) acres or greater in area may be divided into sub-parcels having a minimum of twenty-five (25) acres or more in area.
2. On-Site Sewage Treatment Required: All subparcels and remaining parcels hereafter created not serviced by an off-site sewage treatment facility shall have sufficient suitable area to site both a water well and septic system, as well as an alternative septic drain field site.

3. All other dimensional standards of Section 2.3, Section 4.8, or elsewhere in this Ordinance shall apply to all resulting subparcels and the residual master parcel except as indicated below:
  - i. Maximum Lot Depth to Width Ratio. Newly created subparcels of forty (40) acres or more in area shall have a maximum lot depth to width ratio of 4:1. Newly created subparcels of less than forty (40) acres in area shall have a maximum lot depth to width ratio of 2:1.
  - ii. Exception to Lot Width Requirement. Minimum lot width standards shall not apply.

F. Sliding Scale Option

1. A maximum of twenty (20) percent of a parcel may be divided into subparcels, with a density no more than one subparcel per ten (10) acres of area.
2. On-Site Sewage Treatment Required: All subparcels and remaining parcels hereafter created not serviced by an off-site sewage treatment facility shall have sufficient suitable area to site both a water well and septic system, as well as a second alternative septic drain field site.
3. No minimum subparcel area restriction shall apply. All other dimensional standards of Section 2.3, Section 4.8, or elsewhere in this Ordinance shall apply to all resulting subparcels and the residual master parcel except as indicated below:
  - i. Maximum Lot Depth to Width Ratio. Newly created subparcels of forty (40) acres or more in area shall have a maximum lot depth to width ratio of 4:1. Newly created subparcels of less than forty (40) acres in area shall have a maximum lot depth to width ratio of 2:1.
  - ii. Exception to Lot Width Requirement. Minimum lot width standards shall not apply.

G. Places of Worship.

1. No place of worship shall include a commercial accessory use such as, but not limited to, a restaurant, convenience store, or gas station.
2. Such commercial accessory use may be approved as a separate primary use if all standards of this ordinance are otherwise met.

## SECTION 2.8 ADDITIONAL STANDARDS FOR SPECIAL LAND USES

The following standards apply to specific special land uses (see Section 2.2 Table of Primary Land Uses by Zoning District). These uses will not be approved - unless the nondiscretionary standards listed below are found to be met. Also see Article 8 Site Plan Review and Article 7 Special Land Uses.

A. Seasonal Farm Stand

1. Seasonal farm stands shall sell only locally grown produce, vegetables, cut flowers, potted plants, agricultural products, or raw forest products. Such products may be processed on site.
2. Seasonal farm stands may be a temporary or permanent structure.
3. A minimum of two off street parking spaces shall be provided.
4. **The Zoning Administrator may issue a temporary sign permit for a seasonal farm stand for a maximum of three months per calendar year, limited to thirty-two (32) square feet in area.**

B. Bed and Breakfast Establishments:

Bed and breakfast establishments shall be subject to the following regulations:

1. **Bed and Breakfast Establishment as an Accessory Use:** The bed and breakfast establishment shall be clearly incidental to the principal residence.
2. **Principal Residence:** The dwelling unit shall be the principal residence of the operator, and the operator shall live in the dwelling unit when the bed and breakfast facility is in operation.
3. **Maximum Number of Units:** No more than three (3) bed and breakfast sleeping rooms shall be established.
4. **Kitchen Facilities:** There shall be no separate cooking facilities for the bed and breakfast establishment, other than those which serve the principal residence. Food may be served only to those persons who rent a room in the bed and breakfast facility.
5. **Building Requirements:** A building used for a bed and breakfast establishment shall comply with the following minimum requirements:
  - a. There shall be at least two (2) exits to the outdoors.
  - b. Rooms used for sleeping shall have a minimum size of one hundred (100) square feet for two (2) occupants, plus and additional thirty (30) square feet for each additional occupant. Rooms shall be designed to accommodate no more than four (4) occupants.
  - c. Each sleeping room shall be equipped with a smoke detector.
6. **Parking:** An off-street parking spot shall be provided for bed and breakfast unit, in accordance with this Ordinance. Off-street parking in the front yard is prohibited.
7. The number of bathrooms and septic system size shall meet District Health Department requirements.

C. Agricultural Related Commercial Enterprises

1. The Planning Commission shall make a finding that the use proposed is legitimately related to a proposed or existing bona fide agricultural pursuit on site.
2. The Township shall set the hours of operation to assure that the rural residential character of the area is maintained.
3. No non-local agricultural products may be sold on site.

D. Non-Commercial Wind Turbines & Anemometers

1. This Paragraph, 2.8.D, shall apply only to noncommercial wind turbine generators and anemometer towers. See Paragraph 2.8.K for regulations relating to all other (commercial) wind turbine generators and anemometer towers.
2. The minimum site area for a noncommercial wind turbine generator or an anemometer tower erected prior to a noncommercial wind turbine generator shall be three (3) acres.
3. The maximum noncommercial wind turbine generator tower height or the height of an anemometer tower erected prior to the noncommercial wind turbine shall be the minimum height necessary or reasonable to serve its intended function or 130 feet, whichever is less.
4. Noncommercial wind turbine towers shall be setback from any property line a minimum distance equal to twice the height of the tower.

E. Attached /Multiple Family Housing including Senior Housing

1. Percent of Area Occupied by Structures. Not more than thirty (30) percent of the area of each project in this Zoning District may be occupied by structures.
2. Density. In no case shall the overall density of a multiple family development exceed 8 units per acre. The first family dwelling unit in a multiple-family residential structure shall occupy a lot or parcel comprising not less than one-half (1/2) acre. Each additional multiple-family dwelling unit shall require the following additional lot or parcel area:

Efficiency	2,000 square feet
One bedroom	2,500 square feet
Two bedroom	3,500 square feet
Three bedroom	5,000 square feet
Four bedroom	6,500 square feet
Extra bedrooms over four	1,500 square feet

3. Parking standards for senior housing may be reduced by the Planning Commission depending on the ability level of the residents and the number of bedrooms in the units.

F. Residential Care Facilities

1. Such facility shall be duly licensed by the State of Michigan and
2. Such facility shall meet all standards of Section 206(4) of the Michigan Zoning Enabling Act, Public Act 110 of 2006.
3. Such facility requiring special land use approval must be located on a minimum five (5) acre parcel.

G. Dependant Care Facility including Assisted Living

1. Such facility shall be duly licensed by the State of Michigan.

2. Outdoor activity areas must be fully fenced, walled, or otherwise secured.
3. Such facility shall be limited to caring for no more than fifteen (15) adults.
4. Such facility requiring special land use approval must be located on a minimum five (5) acre parcel.

H. Automotive Service

1. Minimum lot size shall be 20,000 square feet for any automotive service.
2. Minimum driveway spacing from an intersection right-of-way shall be 60 feet from edge of pavement to nearest edge of driveway.
3. For any facility selling gasoline, parking and driveway areas shall be paved with asphalt or concrete and be fully curbed with concrete curbing.
4. Any automotive repair, painting, or similar service shall be conducted inside a building.
5. Vehicle wash facilities shall provide a minimum stacking area for three (3) vehicles and shall be designed to ensure that wash water will not pool or drip off from exiting vehicles onto the adjacent roadway.
6. A minimum fifty (50) foot buffer and a densely planted vegetative strip designed to provide a year round sound buffer shall be provided between any automotive service facility to any adjacent residential use.
7. Sufficient vehicle stacking space for fuel pumps shall be provided.

I. Other Commercial Uses with Outdoor Storage

1. Any outdoor storage shall be fully screened with a combination of opaque fencing and/or plantings acceptable to the Planning Commission.
2. No hazardous materials shall be stored outdoors unless specifically approved by the Township and only if proof is supplied that all appropriate permits have been secured from outside agencies and that the appropriate standards and guidelines from such agencies are followed.
3. Any outdoor lighting shall fully comply with the standards of Section 4.23.

J. Telecommunication Towers

1. Alternate Tower Locations. The applicant must document that no existing tower, alternative tower structure, or alternative technology not requiring the use of towers or alternative tower structures can accommodate the applicants proposed antenna. An applicant shall submit information requested by the Planning Commission related to the availability of suitable existing towers, other alternative towers or alternative technology. Evidence submitted to demonstrate that no existing tower, alternative tower structure or



alternative technology can accommodate the applicants proposed antenna may consist of any of the following:

- a. No existing towers or alternative tower structures are located within the geographic area which meets applicants engineering requirements.
  - b. Existing towers or alternative tower structures are not of sufficient height to meet applicants engineering requirements.
  - c. Existing towers or alternative tower structures do not have sufficient structural strength to support applicants proposed antenna and related equipment.
  - d. The applicants proposed antenna would cause electro-magnetic interference with the antenna on the existing towers or alternative tower structures, or the antenna on the existing towers or alternative tower structures would cause interference with the applicants proposed antenna.
  - e. The fees, costs, or contractual provisions required by the owner in order to share an existing tower or alternative tower structure or to adapt an existing tower or alternative tower structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.
  - f. The applicant demonstrates that there are other limiting factors that render existing towers and alternative tower structures unsuitable.
  - g. The applicant demonstrates that an alternative technology that does not require the use of towers or alternative tower structures, such as cable micro-cell network using multiple low-powered transmitters/receivers attached to a wireline system, is unsuitable.
  - h. Costs of alternative technology that exceed new tower or antenna development shall not be presumed to render the technology unsuitable.
  - i. As part of the application package, an applicant shall show the location of all towers located within one mile of the Township, as well as all located within the Township.
2. Setbacks. The following setback requirements shall apply to all towers for which a special use permit is required; provided, however, that the Planning Commission may reduce the standard setback requirements if the goals of this ordinance would be better served thereby:
- a. Towers must be setback a minimum of their above ground height from any lot line, pre-existing public or private road right-of-way, or any pre-existing – structure.
  - b. Guy wires and accessory buildings must satisfy the minimum zoning district setback requirements.
3. Security fencing. Towers and attendant accessory structures shall be enclosed by security fencing not less than six (6) feet in height and shall also be equipped with an appropriate

anti-climbing device: provided, however, that the Planning Commission may waive such requirements, if it finds that because of the remote location of the site, or other factors, those requirements will not advance the health, safety, or welfare of the neighborhood.

4. Landscaping. The following requirements shall govern the landscaping surrounding towers for which a special use permit is required; provided, however, that the Planning Commission may waive such requirements if the goals of this Ordinance would be better served thereby:
  - a. Tower facilities shall be landscaped with a buffer of plant materials that effectively screens view of the tower compound from property used for residences. The standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the compound.
  - b. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived.
  - c. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large wooded lots, natural growth around the perimeter may be sufficient buffer.
5. State Or Federal Requirements. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this Ordinance shall bring such towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulation, unless a different compliance schedule is mandated by the controlling state or federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.
6. Aesthetics. Towers and antennas shall meet the following requirements:
  - a. Towers shall either maintain a galvanized steel finish, or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness.
  - b. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting.
  - c. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.
7. Lighting. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views.

8. Compliance With Codes. Antenna and metal towers shall be grounded for protection against a direct strike by lightning and shall comply as to electrical connections and wiring and as to structural integrity with all applicable state and local building codes and the applicable standards for towers published by the Electronics Industries Association, as amended from time to time
  9. Interference With Residential Reception. Towers shall be located so that they do not interfere with television and radio reception to neighboring residential areas.
  10. Signs. No signs shall be allowed on an antenna or tower.
  11. Spacing
    - a. Towers shall be located no closer than one (1) mile from an existing telecommunication tower, as measured in a straight line between the base of the existing tower and the proposed base of the proposed tower.
    - b. Residences. A tower shall not be located within two hundred (200) feet or three hundred percent (300%) of the height of the tower; whichever is greater, of the lot line of any single family or multiple family dwelling. Distance for the purpose of this section shall be measured from the base of the tower structure to the closest single family or multiple family dwelling lot line.
  12. Removal Of Abandoned Antennas And Towers. Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such antenna or tower shall remove the same within ninety (90) days of receipt of notice from the Township, notifying the owner of such abandonment. Failure to remove an abandoned antenna or tower within ninety (90) days shall be grounds to remove the tower or antenna at the owner's expense. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower
- K. Wind Turbines & Anemometers Unless Otherwise provided, wind turbine generators and anemometer towers shall comply with all of the following standards:
1. Location. A commercial wind turbine or commercial anemometer shall be permitted after special land use approval only in locations zoned Farm-Forest or Farm-Forest 2 as shown in the table under Section 2.2 and only within the Wind Turbine Overlay areas shown on the Wind Turbine Overlay Map.
  2. Sufficient Wind Resources. The proposed site shall have documented annual wind resources sufficient for the operation of the proposed wind turbine generator provided, however, this standard shall not apply to an anemometer tower. No wind turbine generator shall be approved without submission of a wind resource study documenting wind resources on the site over a minimum of one year. Said study shall indicate the long-term commercial economic viability of the project. The Township may retain the services of an independent, recognized expert to review the results of the wind resource study prior to acting on the application for special use permit.

3. Minimum Site Area. The minimum site area for a wind turbine generator or an anemometer tower erected prior to a wind turbine generator shall be as necessary to meet required setbacks and any other applicable standards of this ordinance.
  
4. Setbacks. Each proposed wind turbine generator or anemometer tower shall meet the following applicable setback requirements:
  - a. Each wind turbine generator shall be set back from any adjoining lot line a distance equal to 2,600 feet. The Planning Commission may reduce this setback to no less than 500 feet. Setbacks shall be measured from the outermost point on the base of the tower. The amount of setback relief approved by the Planning Commission will be based on data provided by the applicant and prepared by a qualified professional. Such data shall satisfy the Planning Commission that any potential blade and ice throw will not cross the property line and that sound levels will not exceed 50 decibels on the DB(A) scale at the property line from the proposed setback. Data provided shall be specific to the proposed tower in the proposed location taking into consideration prevailing winds, topography, existing vegetation, and other relevant factors. In addition, a request for reduction from the required 2,600 foot setback shall be granted only if the Planning Commission finds one or more of the following:
    - i. that such reduction will allow an increased setback from roadways;
    - ii. that property adjacent to the reduced setback is under the same ownership;
    - iii. that the reduced setback otherwise greatly lessens impacts on a residential area or benefits the interests of the Township residents as a whole.
  - b. In addition to the above, a wind turbine generator shall, in all cases, be setback from a public or private road right-of-way or easement a minimum distance equal to six times the height of the wind turbine generator tower as defined in the Ordinance.
  - c. For any newly proposed wind turbine generator or anemometer tower, a "wind access buffer" equal to a minimum of five (5) rotor diameters shall be observed from any existing off-site wind turbine generator tower.
  
5. Maximum Height.
  - a. The maximum wind turbine generator tower height or the height of an anemometer tower erected prior to the wind turbine generator shall be 230 feet.
  - b. The Planning Commission may approve an increased height for a wind turbine generator tower or an anemometer tower, not to exceed 300 feet, if all of the following conditions are met:

- i. The increased height will result in the preservation of a substantial stand of trees, existing land forms or structures that would otherwise be removed to increase wind velocity.
  - ii. The increased height is the minimum necessary to achieve a reasonable rate of return on the operation of the wind turbine generator given the documented wind speeds and other site conditions. A reasonable rate of return is not equivalent to maximizing economic return to the operator. The Planning Commission shall not grant the increased height if economic return is not met due to the use of inefficient equipment that does not utilize current commercial technologies.
  - iii. The increased height will not result in increased intensity of lighting on the tower due to FAA requirements.
6. Minimum Rotor Wind Vane or Blade Clearance. The lowest point of the arc created by rotating wind vanes or blades on a wind turbine generator shall be no less than twenty (20) feet. Additional clearance may be required by the Planning Commission if potential safety concerns are identified. Section 2.8.K Wind Turbines & Anemometers (cont.)
7. Maximum Noise Levels. Any proposed wind turbine generator shall produce sound levels that are no more than fifty (50) decibels as measured on the dB(A) scale at the property lines of the site in question. A noise report shall be submitted with any application for an anemometer tower or wind turbine generator tower. A noise report shall be prepared by a qualified professional and shall include the following, at a minimum,
  - a. A description and map of the project's noise producing features, including the range of noise levels expected, and the basis of the expectation.
  - b. A description and map of the noise sensitive environment, including any sensitive noise receptors, i.e. residences, hospitals, libraries, schools, places of worship, parks, areas with outdoor workers and other facilities where quiet is important or where noise could be a nuisance within two (2) miles of the proposed facility.
  - c. A survey and report prepared by a qualified engineer that analyzes the pre-existing ambient noise (including seasonal variation) and the affected sensitive receptors located within two (2) miles of the proposed project site. Potential sensitive receptors at relatively less windy or quieter locations than the project shall be emphasized and any problem areas identified;
  - d. A description and map of the cumulative noise impacts with any problem areas identified
  - e. A description of the project's proposed noise control features and specific measures proposed to mitigate noise impacts for sensitive receptors as identified above to a level of insignificance.
8. Maximum Vibrations. Any proposed wind turbine generator shall not produce vibrations humanly perceptible beyond the property on which it is located.

9. Transmission Lines. The on-site electrical transmission lines connecting the wind turbine generator to the public utility electricity distribution system shall be located underground.
10. Interference with Residential Reception. Any wind turbine generators shall be constructed and operated so that they do not interfere with television, microwave, navigational or radio reception to neighboring areas.
11. Landscaping. Each proposed wind turbine generator or anemometer tower erected prior to a wind turbine generator shall meet the following landscaping requirements; provided, however, the Planning Commission may reduce such requirements if it finds that because of the remote location of the site, or other factors, the visual impact of the wind turbine generator would be minimal.
  - a. For any wind turbine generator tower, a landscaping strip shall be provided along the property perimeters adjacent to roadways. Such landscaping shall be designed to obscure year-round the view of the turbine from the roadway. Where deemed appropriate by the Planning Commission, additional landscaping along the property perimeter shall be provided to screen the wind turbine from existing or future residential land uses. Existing natural vegetation may fulfill this requirement in whole or in part upon Planning Commission approval.
  - b. Existing natural land forms on the site which effectively screen the base of the wind turbine generator or anemometer tower erected prior to a wind turbine generator from adjacent property used for residential purposes shall be preserved to the maximum extent possible.
  - c. To ensure compliance with these landscaping standards, the Planning Commission may require additional landscaping on the site after the installation of the wind turbine generator or anemometer tower.
12. State or Federal Requirements. Any proposed wind turbine generator or anemometer tower shall meet or exceed any standards and regulations of the FAA, the Michigan Public Service Commission, National Electric Safety Code, and any other agency of the state or federal government with the authority to regulate wind turbine generators or other tall structures in effect at the time the special use permit is approved.
13. Soil Conditions. A proposal for any wind turbine generator or anemometer tower shall be accompanied by a report of the soils present on the site based on soil boring, and a description of the proposed foundation size, materials, and depth. Such foundation shall be installed below plow depth to allow for feasible future reuse of the land unless the applicant provides a financial assurance that the foundation will be removed in the event that the tower is removed.
14. Aesthetics and Lighting. Any proposed wind turbine generator shall meet the following requirements:
  - a. Each wind turbine generator or anemometer tower shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness.

- b. Each wind turbine generator, including all accessory structures, or anemometer tower shall, to the extent possible, use materials, and colors that will blend them into the natural setting and surrounding buildings. A medium grey shade is the preferred color for any wind generator or anemometer tower; however, the Planning Commission may approve an alternate color if the facility is suspected to be located within an avian migratory route or if an alternate color would otherwise benefit the community.
- c. Each wind turbine generator or anemometer tower shall not be artificially lighted, unless required by the FAA or other applicable governmental authority. If lighting is required, the lighting alternatives and design chosen;
  - i. Shall be the lowest intensity allowable under FAA regulations.
  - ii. Shall not be strobe lighting or other intermittent white lighting fixtures, unless expressly required by the FAA. Such intermittent lighting shall be alternated with steady red lights at night if acceptable to the FAA.
  - iii. May be a red top light that does not pulsate or blink.
  - iv. All tower lighting required by the FAA shall be shielded to the extent possible and acceptable to the FAA to reduce glare and visibility from the ground.
  - v. Where acceptable to the FAA, the Township will approve white lights over red lights, and steady lights over strobed or intermittent lights.
  - vi. Each wind turbine generator or anemometer tower shall be sited on the property in a location that reduces to the maximum extent possible any adverse impacts on significant view corridors from adjacent properties, while at the same time maintaining contact with economically viable wind resources.
  - vii. Each wind turbine generator or anemometer tower shall be monopole or monotube style construction (as distinguished from a lattice-style tower) and shall not utilize guy wires.
  - viii. Each wind turbine generator tower shall be designed to aesthetically complement the color and design of any existing wind turbine generator tower within a one-mile radius.
  - ix. The Planning Commission may require design changes in order to lessen the visual clutter associated with the siting of multiple wind turbines with non-complementary, inconsistent design within sight of each other.
- 15. Sign. A sign no more than four (4) square feet in area displaying an address and telephone number for emergency calls and informational inquiries shall be posted at the wind turbine generator or anemometer tower erected prior to a wind turbine generator. The emergency telephone number shall allow a caller to contact a responsible individual to address emergencies at any time during or after regular business hours, on weekends or



holidays. No wind turbine generator tower or anemometer tower or site shall include any advertising sign.

16. Shadow Flicker. The applicant shall provide a shadow flicker model for any proposed wind turbine generator tower. The model shall:
  - a. Map and describe within a one-mile radius of the proposed project site the topography, existing residences and location of their windows, locations of other structures, wind speeds and directions, existing vegetation and roadways. The model shall represent the most probable scenarios of wind constancy, sunshine constancy, and wind directions and speeds;
  - b. Calculate the locations of shadow flicker caused by the proposed project and the expected durations of the flicker at these locations, calculate the total number of hours per year of flicker at all locations;
  - c. Identify problem areas where shadow flicker will interfere with existing or future residences and roadways and describe proposed measures to mitigate these problems, including, but not limited to, a change in siting of the facility, a change in the operation of the facility, or grading or landscaping mitigation measures.
  - d. The facility shall be designed such that shadow flicker will not fall on, or in, any existing dwelling. Shadow flicker expected to fall on a roadway or a portion of a residential parcel may be acceptable under the following circumstances:
    - i. The flicker will not exceed 30 hours per year; and
    - ii. The flicker will fall more than 100 feet from an existing residence; or
    - iii. The traffic volumes are less than 500 vehicles per day on the roadway.
17. Hazard Planning. An application for a wind turbine generator shall be accompanied by a hazard prevention plan. Such plan shall address the following at a minimum:
  - a. Certification that the electrical wiring between turbines, and between turbines and the utility right-of-way does not pose a fire hazard.
  - b. The landscape plan accompanying the application shall be designed to avoid spread of fire from any source on the turbine; such preventative measures may address the types and location of vegetation below the turbine and on the site.
  - c. The following shall be submitted with the application for a special use permit for a wind turbine generator;
    - i. A listing of any hazardous fluids that may be used on site shall be provided.
    - ii. Certification that the turbine has been designed to contain any hazardous fluids shall be provided. A statement certifying that the turbine shall be routinely inspected to ensure that no fluids are released from the turbine.



iii. A Hazardous Materials Waste Plan shall be provided.

18. Removal of Abandoned or Unsafe Wind Turbine Generators or Anemometer Towers. Any wind turbine generator or anemometer tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned. Any tower found to be unsafe or not in compliance with the special land use conditions related to noise or shadow flicker placed upon it by the Planning Commission, shall be found to be in violation of the special land use permit. The owner of any wind turbine generator tower or anemometer tower that is abandoned or in violation of the special land use permit shall remove the same within ninety (90) days of receipt of notice from the Township of such abandonment or violation. In addition to removing the wind turbine generator or anemometer tower, the owner shall restore the site of the wind turbine generator or anemometer tower to its original condition prior to location of the wind turbine generator or anemometer tower, subject to reasonable wear and tear. Any foundation associated with a wind generator or anemometer tower shall be removed to a minimum depth of five (5) feet below the final grade and site vegetation shall be restored. Failure to remove an abandoned wind turbine generator or anemometer tower within the ninety (90) day period provided in this subsection shall be grounds for the Township to remove the wind turbine generator or anemometer tower at the owner's expense. The Planning Commission shall require the applicant to file a bond equal to the reasonable cost of removing the wind turbine generator or anemometer tower and attendant accessory structures as a condition of a special use permit given pursuant to this section.
19. New Technology. These regulations pertaining to wind turbine generators and anemometer towers are intended to respond to equipment available at the time of adoption. Eveline Township recognizes that this is an emerging technology and that new means of collecting wind energy, including but not limited to vertical axis wind turbine generators, are under development. Eveline Township, therefore, reserves the right to withhold approval on any wind turbine generator or anemometer tower utilizing technology and equipment not widely in use as of \_\_\_\_\_ and not addressed in this ordinance, pending appropriate study and, if necessary, alteration of these regulations.

L. Conservation Subdivision

1. Eligibility. Any legally created Master Parcel is eligible for consideration for Conservation Subdivision approval.
2. Maximum Allowable Sublot Density:
  - a. Farm Forest 2 District: One (1) sublot for every eight (8) full acres of master parcel.
  - b. Farm Forest District: One (1) sublot for every ten (10) full acres of master parcel.
3. Maximum Area Allowed To Be Divided into Sublots: Forty (40) percent of the Master Parcel total acreage.
4. In order to maintain to the greatest extent possible the largest amount of primary conservation areas on the remaining parcel, sublots should be sited in those areas of the

master parcel with the lowest conservation priority as indicated on the following table (as defined and mapped in the Eveline Township Master Plan or within this ordinance):

Lowest Conservation Priority #1	Non-conservation areas.
2	Somewhat poorly drained soils (in areas served by municipal sewers)
3	Prime Timberland soils.
4	Moderate Slopes.
5	Prime and Important Farmlands.
6	Steep Slope Areas.
7	Somewhat poorly drained soils (in areas not served by sewers.)
Highest Conservation Priority #8	Primary Conservation Areas

5. In addition, Sublots should be sited in such a manner that:
  - a. The remaining parcels will include locally significant features of the property, such as hedgerows or scenic view sheds as seen from public roads and waters. When it is necessary for building footprints to be located in open fields as viewed from public roads, the use of "foreground meadows" and "single loaded" roads shall be employed.
  - b. The Remaining Parcel lands will not be fragmented into small parcels located in various parts of the development (except for village greens and parks which may be part of the development). Long narrow strips of Primary and Secondary Conservation Areas shall be avoided except when necessary to preserve Primary Conservation Areas.
  - c. Other activities (e.g. farming and forestry) can be carried out unimpeded by residential development.
  - d. As much as practical, Sublots shall be sited so that the conservation lands will interconnect with conservation lands on adjacent parcels creating a community-wide network of conservation lands.
6. A minimum of Ten (10) percent of the remaining parcel shall be owned by a homeowners association made up of all of the sublots created on the Master Parcel. The remainder shall remain as a single parcel.
7. The remaining parcel(s) may be used for any purpose allowed under the underlying zoning designation. The remaining parcels(s) shall be covered by a conservation easement prohibiting future division and prohibiting the construction of more than one (1) dwelling on any one parcel. This easement shall be held jointly by both the Township and by either a Home Owners Association made up of all owners of Sublots created from the Master parcel or a recognized local land trust, or both. Where this conservation

easement is held by a recognized land trust, two (2) additional Sublots may be created on the Master Parcel, with the proceeds from their sale to be used solely to fund an endowment for the perpetual monitoring and enforcement of the easement.

- M. Sand and Gravel Mining. This applies only to sand and gravel mining operations as defined in Article 10. See also *Sections 4.15 Removal of Sand, Gravel or Other Material and 4.11 Grading Permits*
1. Removal will not cause stagnant water to collect and shall otherwise provide for proper drainage during and after active removal of material.
  2. No material shall be taken from any part of a lot within two hundred (200) feet from the property line or any right-of-way for public travel or from a waterway.
  3. A reclamation plan shall be submitted detailing how the land will be restored upon the completion of material removal and demonstrating that the land will be stabilized such that the expected end land use may be achieved. Such end land use to be a use permitted in the zoning district.
  4. All requirements of Part 91 Soil Erosion and Sedimentation Control of Public Act 451 of 1994 must be met.
  5. Such removal shall not cause traffic congestion because of trucks or other vehicles used to transport the materials to be removed.
  6. No machinery shall be erected or maintained within fifty (50) feet of any property line or street right-of-way line.
  7. The Township may require placement of a suitable agreement or bond ensuring compliance with any conditions of the permit.