

**ARTICLE 3
GENERAL PROVISIONS**

SECTION 300. GREENBELTS, FENCES, WALLS AND OTHER BARRIERS

- A. All fences of any nature, type or description located in the Township shall conform to the following regulations:
1. When required by this Ordinance for site plan approval, the erection, construction or alteration of any fence, wall or other type of protective barrier shall be approved by the Planning Commission and shall be ornamental in nature.
 2. Fences in other than AG Districts, which are not specifically required under the regulations for the individual zoning districts, shall conform to the following requirements:
 - a. No fence shall hereafter be erected, along the line dividing lots or parcels of land or located within any required side or rear yard in excess of six (6) feet, or less than three (3) feet in height above the grade of the surrounding land.
 - b. No fence shall hereafter be located in the front yard of the lots or parcels in question more than three (3) feet in height.
 - c. All fences hereafter erected shall be an ornamental nature. Barbed wire, spikes, nails, or any other sharp point or instrument of any kind on top or on the sides of any fence, or electric current or charge in said fences is prohibited, except as provided below. Barbed wire cradles may be placed on top of fences enclosing public utility buildings as deemed necessary in the interests of public safety.
 3. Fences in AG Districts and fences for agricultural uses in other districts may be located on all property or road right-of-way lines of a parcel of land providing such fences are maintained in a good condition and do not result in an unreasonable hazard to persons who might come near them.
 4. No fence, wall, structure or planting shall be erected, established or maintained on any corner lot which will obstruct the view of a driver of a vehicle approaching the intersection, excepting that shade trees would be permitted where all branches are not less than eight (8) feet above road level. Such unobstructed corner shall mean a triangular area formed by the street property lines and line connecting them at points twenty five (25) feet from the intersection of the street lines or in the case of a rounded property corner from the intersection of the street property lines extended.
 5. A zoning compliance permit shall be required for all fences 6 feet or less in height and all boundary line fences, except fences for agricultural uses, or for the enclosure of farm animals, as defined in this Ordinance.

- B. Whenever a greenbelt is required by this ordinance or landscaping is proposed by a developer, it shall be planted within six (6) months from the date a certificate of occupancy is issued and shall thereafter be maintained in a healthy, growing condition. The planting area shall also be kept free of weeds, debris, and refuse. Specific planting requirements are as follows:
1. Plant materials shall not be placed closer than two (2) feet from the property line.
 2. No earthen berm shall exceed a height of four (4) feet. To avoid a monotonous appearance and insure proper drainage in the area, the berm shall be broken or provided with openings at least every seventy-five (75) feet.
 3. Plantings that die or are unhealthy shall be replaced during the following spring or summer.
 4. Evergreen trees shall not be less than five (5) feet in height. Large deciduous trees shall not be less than three (3) inches in trunk caliper (measured six inches above ground up to and including four inch caliper trees; measured twelve inches above ground for larger trees). Small deciduous trees shall not be less than two (2) inches in caliper.
- C. When a greenbelt is specifically required, the following additional planting requirements shall apply:
1. The planting strip (greenbelt) shall be no less than fifteen (15) feet in width.
 2. The greenbelt shall provide a minimum opacity of fifty (50) percent during winter and eighty (80) percent during summer within two (2) years following installation. This opacity shall be maintained up to a minimum height of five (5) feet, or higher if required by the Planning Commission.
 3. A minimum of one (1) evergreen tree shall be planted at fifteen (15) foot intervals. Evergreen trees shall not be less than five (5) feet in height.
 4. A minimum of three (3) intermediate shrubs shall be placed between the spaced evergreen trees. These intermediate shrubs shall not be less than thirty (30) inches in height.
 5. Additional deciduous and evergreen trees and shrubs shall be provided so as to achieve the opacity standards stated above.
 6. Plant materials within the greenbelt should have a pleasing natural appearance by staggering the plants in two or more rows or by grouping of materials.

7. At the discretion of the Planning Commission, a five (5) foot high (minimum) decorative screen wall made of brick, precast brick panels, decorative treated wood panels or poured concrete with a brick-like texture may be substituted for a greenbelt.
- D. The following are suggested plant materials. When other alternatives are proposed, similar height, spread and diameter dimensions should be provided:
1. The following evergreens and all similar plants proposed shall be a minimum of five (5) feet in height with an average spread of thirty (30) inches.
 - Fir Pine
 - Juniper
 - Red Cedar
 - American Arborvitae
 - Pyramidal Arborvitae
 - Columnar Juniper
 - Irish Juniper
 2. The following types of single stem, tree-like shrubs shall have a minimum caliper of two (2) inches when installed:
 - Flowering Crabs
 - Smoke Bush
 - Clump Bush
 - Mountain Ash
 - Dogwood
 - Red Bud
 - Rose of Sharon
 3. The following types of deciduous shrubs shall have a minimum height of thirty (30) inches when installed:
 - Honey Suckle
 - Viburnum
 - Mockorange
 - Tall hedge
 - Holly (Varieties)
 - Forsythia
 - Barberry
 - Ninebark

4. The following types of trees shall have a minimum caliper of three (3) inches when installed:
- Marshall Seedless Ash
 - Birch
 - Linden
 - Thornless, Seedless Varieties of Locust
 - Hard Maples
 - Oak
- E. The following trees shall not be permitted: Box elder
- Soft maples
 - Elms (American) Poplars
 - Ailanthus (Tree of Heaven)
 - Cottonwood
 - Willows
- F. Bond:
1. A bond or cash in an amount equal to fifty (50) percent of the cost of the required greenbelt shall be deposited with the Township Clerk prior to issuance of a building permit and kept until such time as the greenbelt is planted. The applicant shall provide a landscape cost estimate prepared by a registered landscape architect or provided by a business selling landscape material.
 2. In all cases, the Township shall be authorized to withhold twenty (20) percent of the bond or cash for a period of two (2) years from the date of issuance, to insure that dead or dying nursery stock shall be replaced. Excess funds, if any, shall be returned to the depositor upon completion of the two year period. It shall be the responsibility of the owner to maintain the greenbelt for its original intent and purpose.
- G. Screen Walls
- Wherever a non-residential use adjoins a residential district and wherever a parking lot of eight (8) or more spaces adjoins a single family residential district, a screen wall shall be provided by the non-residential use. (For purposes of this section, a parking lot of eight (8) or more spaces shall be considered a non-residential use).
1. All required screen walls shall be a minimum six (6) feet in height and shall be placed along the lot line of the non-residential use. Screen walls shall not exceed eight (8) feet in height.

2. Required screen walls shall not be extended into a required front setback area to insure proper visibility of pedestrians and vehicles by drivers exiting the non-residential site.
3. Required screen walls shall be of masonry construction, be designed to withstand frost heave, hydrostatic pressure, the effects of weather, and be protected from vehicles by bumper guards or setbacks. The appearance of the wall in terms of material, design, and workmanship shall be beneficial to the residential districts. To that end, the wall shall be decorative in nature, constructed of face brick, poured concrete with a brick pattern, or cement block with a facing of decorative brick, stucco, or similar treatment.
4. The Planning Commission may: approve in partial or complete substitution for the wall(s) the use of existing and or proposed topography, dense vegetation, or other natural or man-made features that would produce substantially equivalent results of screening, and durability; approve reduction or increase in wall height where a lesser or greater height is found appropriate based on considerations of topography, sight lines, and distances; approve variations in the design standards for reasons of topography or characteristics peculiar to the site, its usage, and environs. In taking such actions, the Planning Commission shall take into account that the principal purpose of the wall(s) is to screen non-residential activities, including parking, loading and noise, from nearby residential districts. In such cases where the Planning Commission finds that there would be no substantial need for a screen wall, the requirements of this section may be reduced, or substituted. For example, the Planning Commission might find that a church, school, or park in a residential district without a screen wall would pose no significantly adverse effect on adjoining residential areas. The basis for such decision shall be recorded in the minutes of the Planning Commission.

H. Open Storage

The open storage of any industrial or commercial equipment, vehicles, and all materials, including wastes, except new vehicles for sale and/or display, shall be screened from public view, from a public street, and from adjoining properties by an obscuring wall or fence not less than six feet (6') nor more than eight feet (8') high. The required height of the wall shall be determined by the Planning Commission so as to properly screen all materials, vehicles and wastes. Vehicles and equipment over eight (8) feet high must be properly screened but need not be completely screened above eight (8) feet. Materials must be completely screened if they are stored within twenty (20) feet of the screen wall or fence. All wastes must be completely obscured from view. In no instance shall any open storage of equipment, vehicles and/or materials be permitted within a required front yard in any zoning district.

I. Dumpsters and Trash Storage Enclosures

All areas used for the storage of trash and other waste products shall be screened from public view, from a street or alley, and from an adjoining residential district. The following standards shall apply to all such trash enclosures:

1. Enclosure shall be constructed of the same exterior materials as the buildings they are intended to serve.
2. Enclosures shall be at least five (5) but not more than eight (8) feet high and shall obscure all wastes and/or containers within.
3. In all office and business districts no enclosure shall be permitted within ten (10) feet of the right-of-way of a street or alley that provides access to the side or rear of the building.
4. No trash enclosure shall be located within a required front or side setback.
5. Where possible, the applicant is encouraged to incorporate the dumpster enclosure into the building and provide gates, roll-up doors, or similar means of access for trash removal personnel.
6. Dumpster enclosures for restaurants, grocery stores, and similar establishments that generate food wastes shall provide a hose bib and a drain connected to the sanitary sewer. The trash container(s) shall be emptied daily (Monday through Friday) and hosed out with fresh water when necessary to keep odors to a minimum.

J. Transformer and Mechanical Equipment Screening

1. All ground mounted transformers, climate control, and similar equipment shall be screened from view from any street or adjacent property by a wall constructed of the same exterior materials as the building and not less than the height of the equipment to be screened. As an alternative, the equipment may be screened by a dense landscaped planting approved by the Planning Commission.
2. All rooftop climate control equipment, elevator towers, transformer units, and similar equipment shall be screened from view of any street or adjacent property. The materials used to screen the equipment shall be compatible in color and type with the exterior finish materials of the building. Where possible, a parapet wall or similar architectural feature should be selected as the preferred method. All rooftop equipment shall conform to the maximum height regulations of this Ordinance.

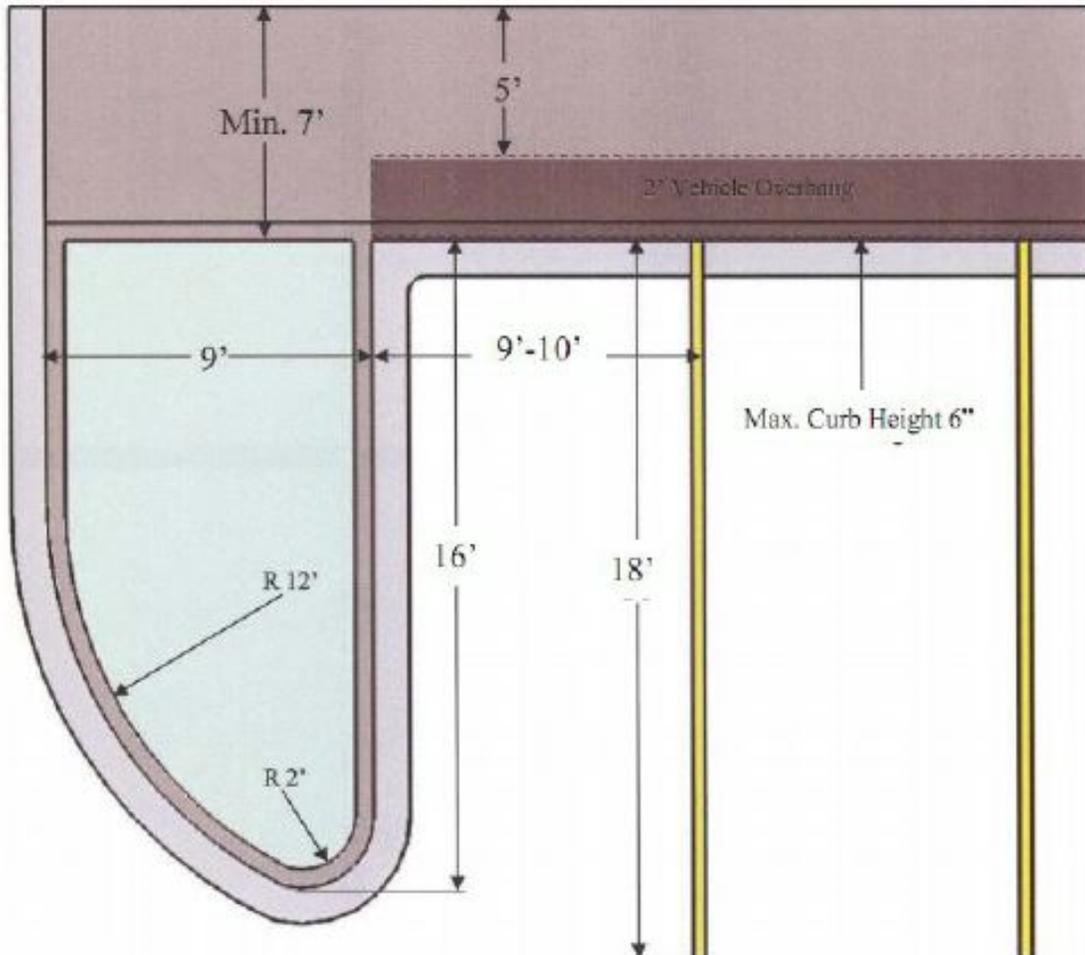
SECTION 301. OFF-STREET PARKING STANDARDS

Whenever the off-street parking standards require the development of parking spaces, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations.

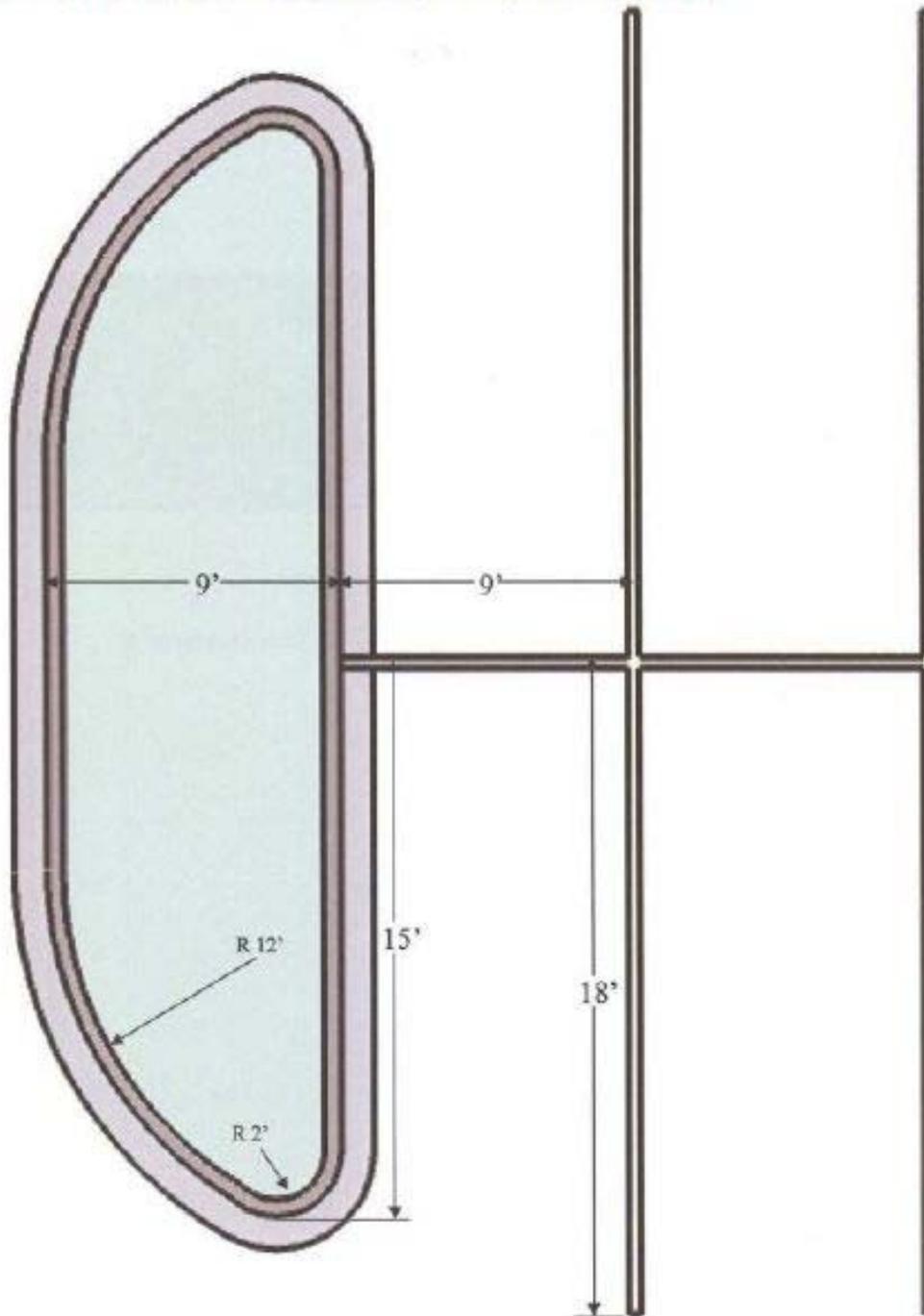
- A. Off-street parking areas shall be designed with either a 90-degree, 60-degree, 45-degree, or parallel parking pattern. Spaces adjacent to a sidewalk or landscaped area shall allow for a vehicle overhang of two (2) feet. Sidewalks providing such overhang shall be at least seven (7) feet wide and the curb shall have a maximum height of six (6) inches. See Parking Lot Illustrations A through F on the following pages.
- B. All spaces shall be provided adequate access by means of maneuvering lanes.
- C. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles.
- D. The parking area shall be provided with a pavement having an asphaltic or Portland cement binder so as to provide a permanent, durable, and dustless surface and shall be so graded and drained as to dispose of all surface water accumulation to the front property line or else into an approved under- drainage system approved by the Township Engineer. The Planning Commission may waive this requirement for temporary or seasonal uses in the Agricultural district.
- E. Off-street parking areas shall be designed in accordance with the dimensional standards displayed in Parking Lot Illustrations A through F (see following pages). All required dimensions shall be measured from the face-of-curb (where applicable), with the exception of curb radii which shall be measured from the back-of-curb. The dimensions of the following parking lot elements shall conform with the applicable Parking Lot Illustrations:
 1. Parking space width:
 - a. Ninety-Degree Pattern: Parking spaces and maneuvering lanes shall be provided based on one of the following alternatives:
 - b. Sixty (60°) Degree Pattern: Parking spaces shall be a minimum of nine (9') feet wide and shall have an effective length of eighteen (18') feet. Maneuvering lanes shall be a minimum of eighteen (18') feet wide.
 - c. Forty-five (45°) Degree Pattern: Parking spaces shall be a minimum of nine (9') feet wide and shall have an effective length of eighteen (18') feet. Maneuvering lanes shall be a minimum of fifteen (15') feet wide.

- d. Parallel Parking Spaces: Parallel parking spaces shall be a minimum of eight (8') feet wide and twenty-three (23') in length.
 2. End aisle width (24 feet for two-way traffic).
 3. Island radii (varies).
 4. Island width (typically 9 feet).
 5. Island length (varies).
 6. Sidewalk width adjacent to parking spaces (typically 7 feet minimum).
 7. Curb height of sidewalk or landscaped area adjacent to parking spaces (maximum 6 inches).
 8. Barrier-free space width (8 feet).
 9. Barrier-free access aisle width (5 feet, or 8 feet if van-accessible)
 10. Maneuvering aisles shall have a minimum width of twenty-six (26') if a fire hydrant is located within the parking lot.
 11. All parking lot designs shall meet or exceed all applicable fire codes.
- F. In addition to requirements for landscaping setback areas, all off-street parking lots of more than forty (40) spaces shall incorporate and provide curbed or otherwise protected landscaped islands located within the parking lot area itself. Landscape islands shall generally conform to the dimensions of Parking Lot Illustrations A through E. The ratio of landscaped area to number of parking spaces shall be one hundred (100) square feet for each twenty (20) parking spaces. The landscaped islands shall be provided with a variety of plant materials including trees of a selected variety and size as may be practical for planting and architectural effect, and a variety of low-growing shrubs. Maximum mature shrub height shall be twenty-four inches (24") and minimum canopy height of deciduous trees shall be eight feet (8').
- G. In order to delineate on-site circulation, ensure adequate sight distance at the intersection of parking aisles, ring roads, and private roads, protect the vehicle at the end of a parking bay, and define the geometry of internal intersections, landscaped end islands shall be required at the end of all parking bays. Landscaped end islands shall generally conform with the dimensional standards displayed in Parking Lot Illustrations A through E. The Planning Commission may approve painted or raised-curb end islands in lieu of landscaped islands when it is demonstrated by the Applicant that a landscaped island cannot be accommodated.
- H. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

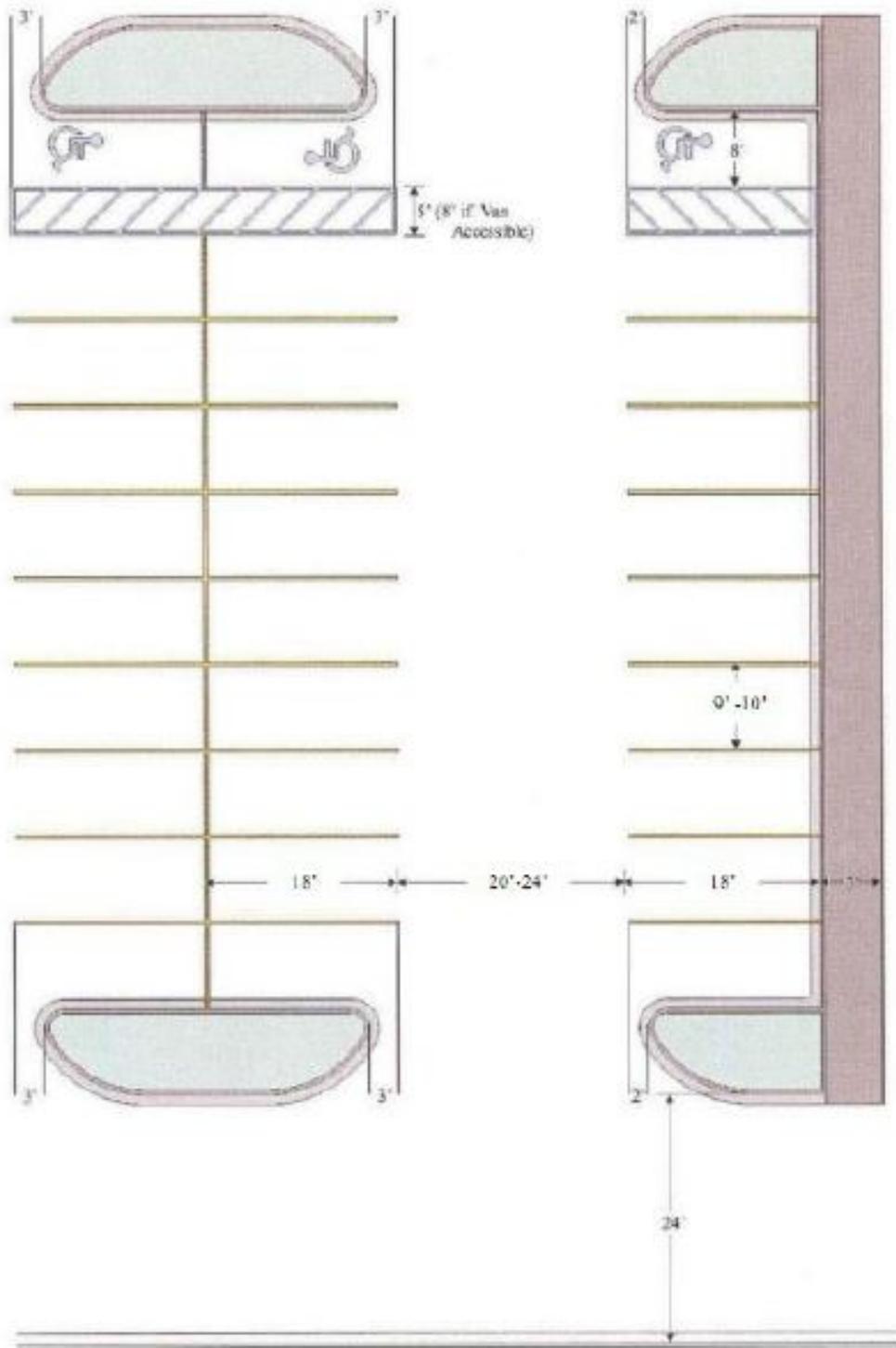
Parking Layout Illustration A (Parking Spaces Abutting Sidewalk or Curb)



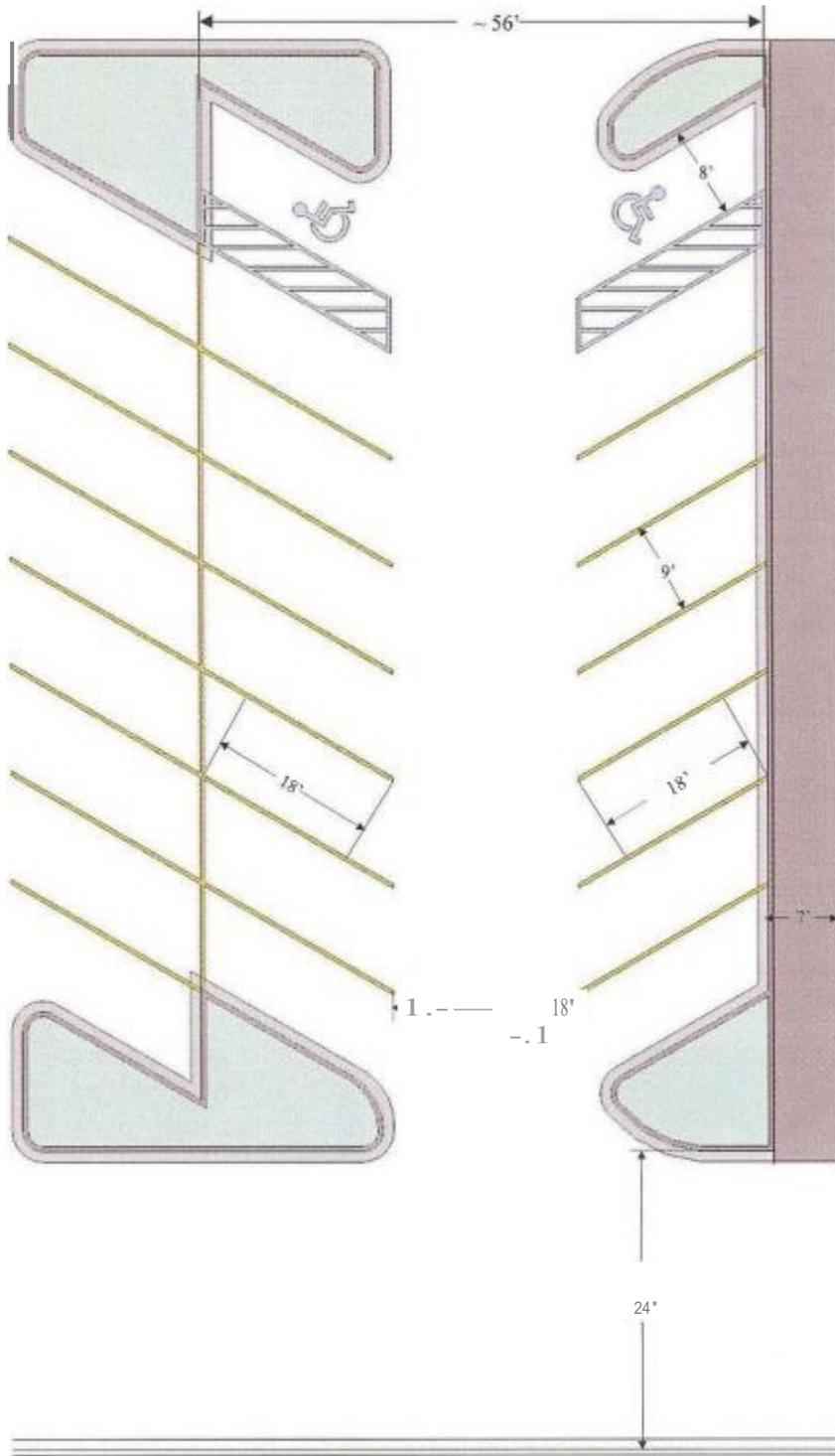
Parking Layout Illustration B (Parking Spaces Adjacent to End Island)



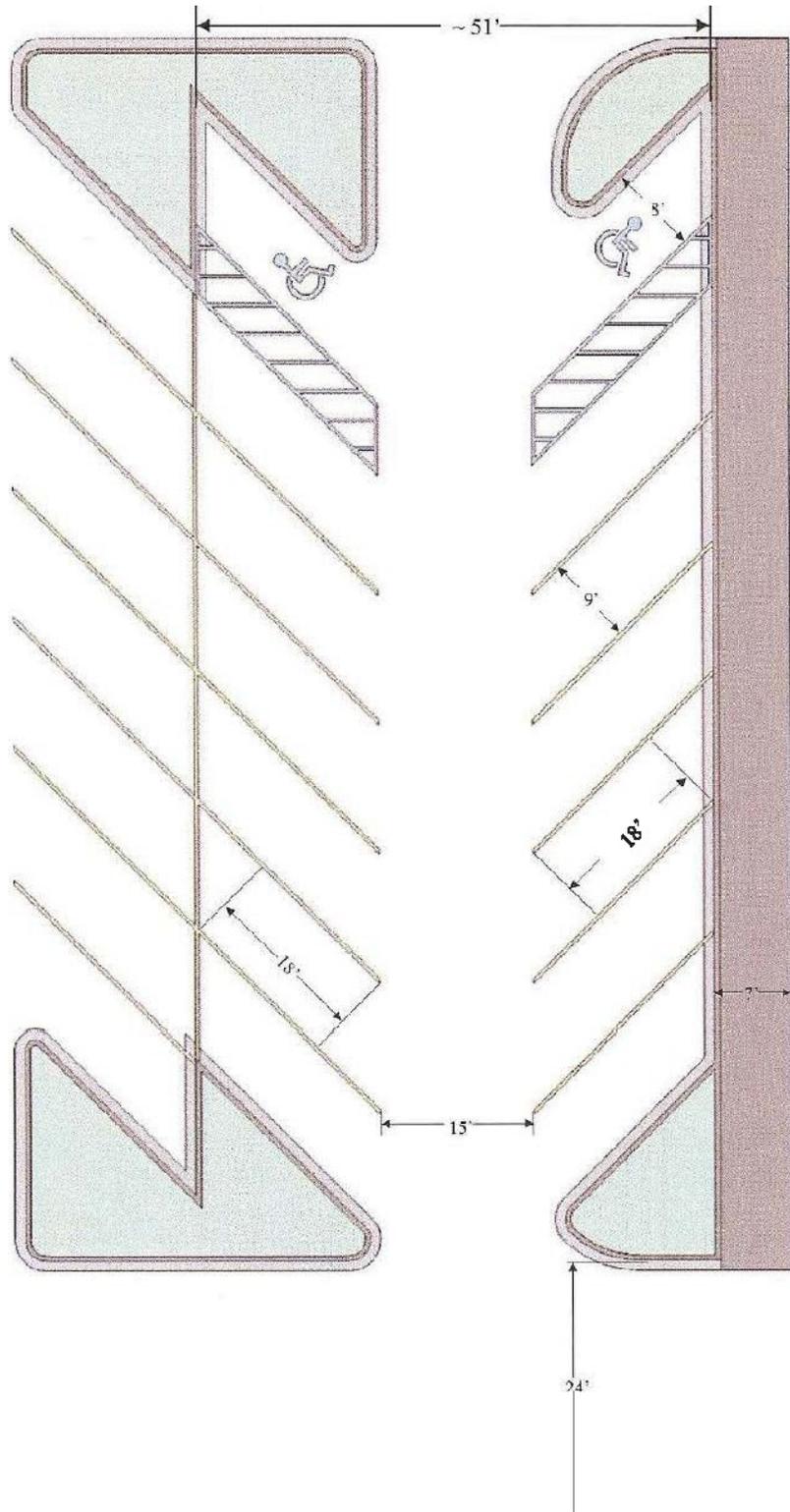
Parking Layout Illustration C (90° Parking Spaces)



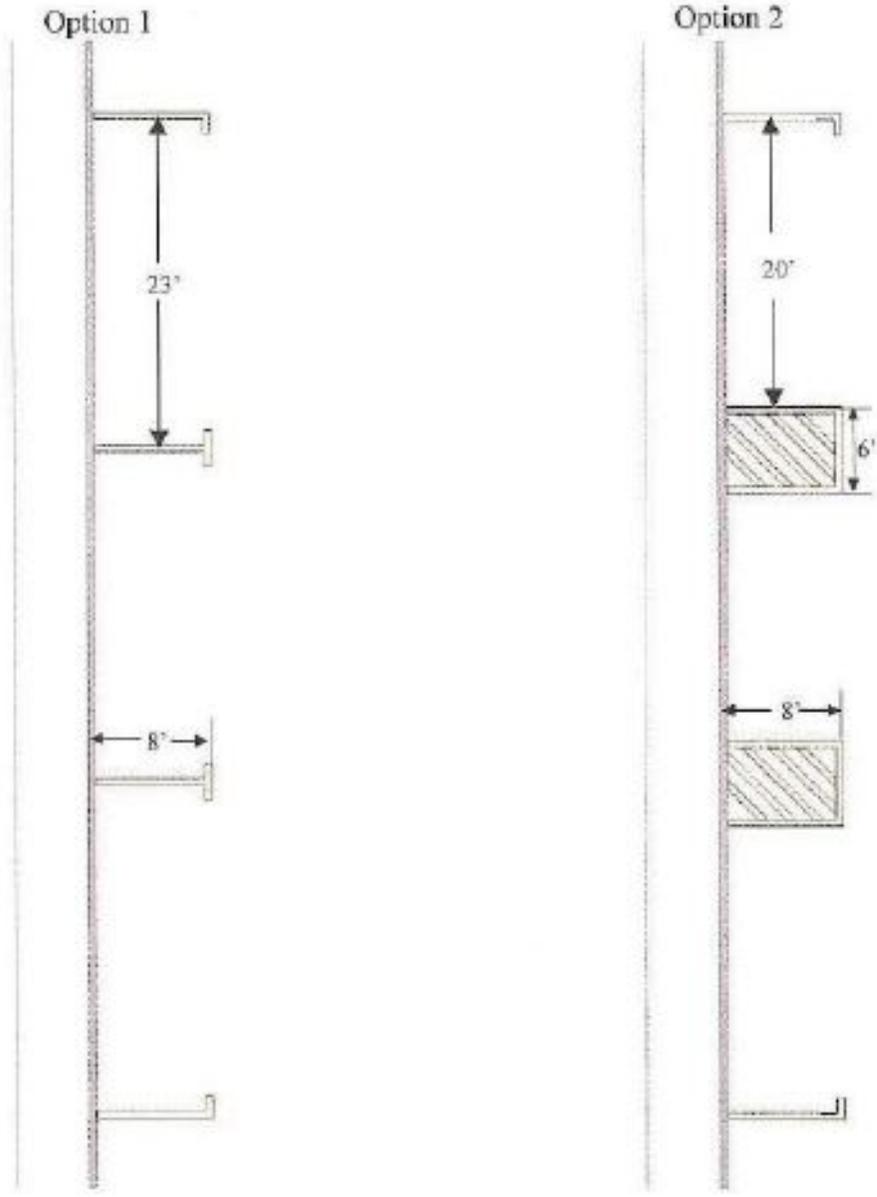
Parking Layout Illustration D (60° Parking Spaces)



Parking Layout Illustration E (45° Parking Spaces)



Parking Layout Illustration F (Parallel Parking Spaces, Two Options)



<u>USE</u>	<u>MINIMUM NUMBER OF PARKING SPACES PER INDICATED AREA OR UNIT OF MEASURE</u>
RESIDENTIAL	
1. One-Family Residential	Two (2) for each unit
2. Two- Family Residential	Two (2) for each unit
3. Multiple-Family Residential	Two (2) for each unit
4. Independent Elderly, where residents live in their own independent apartment or other housekeeping unit.	One (1) for each dwelling unit and one (1) for each employee.
5. Congregate Elderly, where residents occupy a private or shared room, and have meals, medical, laundry, and other housekeeping unit.	One (1) for each four (4) units.
6. Homes for the Aged (Assisted Living Convalescent Care and Nursing Homes)	One (1) for each two (2) beds.
7. Churches or Temples	One (1) for each three (3) persons allowed understate, county or local fire and health regulations or one (1) for each five (5) feet of pews in the main unit of worship, whichever is greater.
8. Hospitals	Two (2) for each one (1) bed plus parking for related uses.
9. Private and Public Elementary and Junior High Schools and Similar Institutions	One (1) for each (2) seats in the auditorium or assembly hall, or one (1) space for each employee plus ten (10) visitor spaces, whichever is greater.
10. Public and Private High Schools and Similar Institutions	One (1) for each two (2) seats in the auditorium or assembly hall, or one (1) space for each employee plus one (1) space for each four (4) students, whichever is greater.
11. Public and Private High Schools Converted for Adult Education classes.	One (1) space for each one and one-half (1 ½) students based on the maximum occupancy as determined by local or state fire codes.
12. Commuter College, University, Business Vocational, or Similar School Principally Enrolling Students 17 Years of Age or Older	One (1) parking space for each pupil plus parking requirements for places of public assembly shall be met if used during periods of classroom assembly.
13. Small Residential Colleges, Religious Schools, and Similar Institutions	One (1) for each three (3) students plus one (1) for each employee.

14. Private Clubs or Lodges	One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, county, or state fire or health codes.
15. Private Swimming Pool Clubs or Other Similar Uses.	One (1) for each (2) member families or individuals plus one (1) for every two (2) employees in the largest shift.
16. Fraternity or Sorority	One (1) for each five (5) permitted active members, or one (1) for each two (2) beds, whichever is greater.
17. Theaters and Auditoriums	One (1) for each three (3) seats plus one (1) for each employee.
18. Theaters and Auditoriums in Shopping Centers	One (1) for each four (4) seats.
19. Stadium, Sports Arenas, or other Place of Outdoor Assembly	One (1) for each three (3) seats or five (5) feet of benches.
20. Libraries, Museums, or Post Offices	One (1) for each two hundred (200) square feet of gross floor area (5 spaces per 1,000 square feet).
21. Nursery Schools, Day Nurseries, or Child Care Centers	One (1) for each three hundred fifty (350) square feet of usable floor area (2.86 spaces per 1,000 square feet) plus one (1) space for each employee.
OFFICES	
22. Banks, Savings and Loans, Credit Union	One (1) for each two hundred (200) square feet of gross floor area (5 spaces per 1,000 square feet) plus five (5) automobile standing (queue) areas for each drive-in teller window. The automobile standing space shall not be less than twenty (20) feet by nine (9) feet. The standing area shall not be considered parking space.
BUSINESS OFFICES AND PROFESSIONAL OFFICES EXCEPT AS INDICATED IN THE MEDICAL/DENTAL CATEGORY (26).	
23. Offices Under 50,000 Square GFA	Four and one-half (4.5) spaces for each 1,000 square feet of GFA.
24. Offices Containing 50,000 - 99,999 Square Feet GFA	Four (4) for each 1,000 square feet of GFA.
25. Offices Containing 100,000+ Square feet GFA	Three and one-half (3.5) for each 1,000 square feet of GFA.
26. Professional Offices of Doctors, Dentists, Veterinarian or Similar Professions; Outpatient Clinics under 2,500 square feet of gross floor area.	One space (1) for each one hundred (100) square feet of gross floor area.
Professional Offices of Doctors, Dentists, Veterinarian or Similar Professions; Outpatient Clinics over 2,500 square feet of gross floor area.	25 spaces for the first 2,500 square feet and (1) space for each two hundred (200) square feet of additional gross floor area.

INDUSTRIAL	
27. Industrial or Research Establishments and Related Accessory Offices	Five (5) plus one (1) for each employee in largest working shift; or five (5) plus one (1) for each five hundred (500) square feet of GFA (0.59 spaces per 1,000 square feet), whichever is greater.
28. Warehouses and Wholesale Establishment and Related Accessory Offices	Five (5) plus one (1) for every one (1) employee in the largest working shift, or five (5) plus one for each seventeen hundred (1,700) square feet of GFA (0.59 spaces per 1,000 square feet), whichever is greater.
29. Self-Storage or Mini-Warehouse	One (1) for each 15 (fifteen) storage units.
BUSINESS / COMMERCIAL	
30. Commercial or Shopping Center	One (1) for each two hundred (200) square feet of GFA (5 spaces per 1,000 square feet).
31. Furniture and Appliance, Hardware, Household Equipment Repair Shops, Showroom of a Plumber, Decorator, Electrician Similar Trade, Shoe Repairs Other Similar Uses	One (1) for each eight hundred (800) square feet GFA (1.25 spaces per 1,000 square feet) plus one (1) for each two (2) and employees.
32. Beauty and Barber Shops	Three (3) for each chair, tanning station, or similar use area.
33. Mortuaries and Funeral Parlors	One (1) for each three (3) persons allowed under state, county, or local fire and health codes.
34. Miniature Golf Establishments	Two (2) for each one (1) hole and one (1) for each employee, plus parking for accessory uses.
35. Golf Driving Ranges	One and one-half (1 ½) for each driving pad.
36. Golf Courses, Public	Fifty (50) spaces per 9 holes plus one (1) for each two (2) employees in the largest shift plus 50% of the spaces otherwise requires for accessory uses such as a restaurant or banquet
37. Golf Course, Private	Fifty (50) spaces per 9 holes plus one (1) for each two (2) employees in the largest shift plus one (1) for each six (6) member families.
38. Bowling Alleys	Five (5) for each bowling lane plus parking for accessory uses.
39. Dance Halls, Pool or Billiard Parlors, Roller Skating Rinks and Exhibitions Halls Without Fixed Seats	One (1) for each three (3) persons allowed under state, county, or local fire and health codes.

40. Establishments for the Sale and on the Consumption premises of Beverages, Food or Refreshments (Except Fast Food Restaurants)	One (1) for each one hundred (100) square feet of GFA (10 spaces per 1,000 square feet).
41. Fast Food Restaurants	One (1) for each sixty (60) square feet of GFA (16.7 spaces per 1,000 square feet) plus a minimum of eight (8) automobile standing spaces for drive-up window (if provided). The automobile standing area shall be not less than twenty (20) feet by nine (9) feet. The automobile standing area shall not count towards the parking requirements.
42. Carry-Out Only Restaurants	One (1) for each twenty five (25) square feet of usable floor area (40 spaces per 1,000 square feet) plus a minimum of ten (10) automobile standing spaces for drive-up window (if provided). The automobile standing area shall be not less than twenty (20) feet by nine (9) feet. The automobile standing area shall not count towards the parking requirements.
43. Laundromats and Coin Operated Dry Cleaners	One (1) for each two (2) machines.
44. Automobile Wash (Automatic)	One (1) for each one (1) employee plus an automobile standing area outside the car wash structure equal to four (4) times the maximum capacity of the auto wash. The maximum capacity of the auto wash shall mean the greatest number of automobiles possible undergoing some phase of washing at the same time, which shall be determined by dividing the length in feet of each wash line by twenty (20).
45. Automobile Wash (Self Service)	One (1) for each employee plus four (4) automobile standing spaces for each washing stall in addition to the stall itself. The automobile standing spaces shall be no less than twenty (20) feet by nine (9) feet.
46. Gasoline Service Stations (Full Service)	Four (4) parking spaces, exclusive of stall space, for each service/repair stall, plus one (1) for each fuel pump. In no instance shall required parking space or maneuvering area conflict with vehicles being refueled or awaiting fuel.

47. Gasoline Stations (No Vehicle Repair, Alternations, or Service)	One (1) space for every two pumps plus one (1) space for each employee. In no instance shall required parking space or maneuvering area conflict with vehicles being re-fueled or awaiting fuel.
48. Gasoline Stations With Convenience Retail Food and Beverage Sale Other than Machine Sales	Same as above plus one (1) space for each two hundred fifty (250) square feet of GFA devoted to retail food and beverage sales.
49. Motel, Hotel or other Commercial lodging establishments.	One and one-quarter (1.25) for each unit plus parking for accessory uses.
50. Motor Vehicle Sales and Service	One (1) for each two hundred (200) square feet of usable floor area of sales room and one (1) for each one (1) auto service stall exclusive of the stall itself.
51. Conference Facility	One (1) for every three (3) persons allowed within the maximum occupancy established by the fire department or state, county, or local building or health codes, plus parking for accessory uses.
52. Retail Store Except as Specified Herein	One (1) space for each one hundred fifty (150) square feet of GFA.

When units of measurements determining number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one parking space.

SECTION 302. OFF-STREET PARKING DEVELOPMENT REGULATIONS

Off-street parking lots shall be permitted as an accessory use in all commercial and industrial districts subject to the regulation set forth below. Said lots shall also be permitted in residential districts by the Township Planning Commission after a public hearing, and subject to the following requirements, when it is reasonably indicated that business or industrial property in adjoining or adjacent areas is unavailable or impractical for the development of an off-street parking facility:

- A. No repairs or service to vehicles shall be permitted.
- B. The parking surface shall be covered with a pavement having as asphaltic or Portland Cement binder(unless waived pursuant to Section 301, D above), and shall be graded and drained to the storm sewer so as to dispose of surface water which might accumulate within or upon such area. No surface water from such parking area shall be permitted to drain onto adjoining property.
- C. When lighting facilities are used, reflectors shall be installed to reflect the light away from adjacent residential areas.

- D. Side yards shall be maintained for a space of not less than ten (10) feet between adjoining lot lines and the parking area.
- E. Whenever such parking area adjoins residential property and/or a residential street or alley, an ornamental masonry wall at least five (5) feet in height, shall be erected and maintained between the required yard space and area to be used for parking. On such other locations where a protective barrier is required, the use of an ornamental masonry wall, cyclone fence, and/or dense shrubbery may be permitted by the Township Planning Commission. All required walls, fences or other barriers shall be properly maintained, kept free of debris, signs or any advertising whatsoever. Bumper guards (comprising either a curb at least six inches high or steel posts 24 to 30 inches high and not more than five feet apart, set three feet in concrete) shall be provided to prevent vehicles striking said wall or shrubbery.
- F. In all cases where a screen wall extends to a driveway which is a means of ingress and egress to an off-street parking area, it shall be permissible to end the wall not more than fifteen (15) feet from such driveway line in order to permit a wider means of access to the parking area.
- G. The Planning Commission may substitute a screen fence and/or a greenbelt in place of the wall, as provided in Section 300, where no good purpose would be served by the wall.
- H. Plans for the development of any parking lot must be submitted in triplicate to the Building Inspector and must be approved by the Building Inspector prior to the start of construction. The construction to be in accordance with the requirements of the Building Code and the Zoning Ordinance of the Township and such construction shall be completed and approved by the Building Inspector.
- I. The use of any loud noise producing device or public address system, shall be prohibited.
- J. An approved off-street parking area in a Non-Commercial or Non-Industrial district shall be considered a conditional accessory use to adjoining business property and as such is to be used for customer vehicle parking of such adjoining business only, including passenger vehicles and trucks up to one-half (1/2) ton capacity. Further, penetration of residential property for the establishment of an off-street parking area shall not exceed eighty (80) feet measured at right angles from the residential property line adjoining such business district, and shall be subject to the following requirements in addition to those stated above:
1. No advertising signs shall be erected on the premises, but one sign may be erected at each of the points of ingress or egress and such sign may bear the name of the operator of the lot and the enterprise it is intended to serve. Such sign shall not exceed twenty (20) square feet in area and an overall height of fifteen (15) feet above the ground and shall not project beyond the property line of said premises.

2. All land between the lot boundaries of the lot on which is located a parking area and the barriers hereinafter referred to, as well as the surface of the parking area, shall be kept free from tall grass, weeds, rubbish, refuse and debris, and shall be landscaped to conform with the neighborhood.
3. The depth of the front yard or setback line from the street as established for houses in any block in any given residential area shall be continued and made applicable to parking space in such residential area and it shall be unlawful to use the space between such setback line and the right-of-way for the parking of motor vehicles; provided, however, that any barrier or greenbelt required by this Ordinance shall be located in the setback line as herein required.
4. Entrance to such area shall be only from the adjoining permitted use or adjoining alley.
5. It shall be unlawful for any person to leave, park or store any motor vehicle or to permit any motor vehicle to be left, parked, or stored in parking lots for a period of longer than twenty-four (24) hours. Further, it shall be unlawful for any person to store wrecked or junked cars or vehicles, recreational vehicles, boats or similar vehicles in any required parking lot.

SECTION 303. OFF-STREET LOADING REQUIREMENTS

On the same premises with every building, structure, or part thereof, erected occupied for manufacturing, storage, warehouse, goods display, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the streets and alleys.

Such loading and unloading space, unless otherwise adequately provided for, shall be an area ten (10) feet by fifty (50) feet, with fifteen (15) foot height clearance, and shall be provided according to the following schedule:

Gross Floor Area in Loading and Unloading Spaces Required in Terms of Square Feet Square Feet of Usable Floor Area

0 - 1,400 None

1,401 - 20,000 One (1) Space

20,001 - 100,000 One (1) space plus one (1) space for each 20,000 sq. ft. in excess of 20,000 sq. ft.

100,001 - 5,000,000 Five (5) spaces plus 1 space for each 40,000 sq. ft. in excess of 100,000 sq. ft. Over 500,000

Fifteen (15) spaces plus 1 space for each 80,000 sq. ft. in excess of 500,000 sq. ft.

SECTION 304. RESERVED

SECTION 305. SITE PLAN REVIEW

- A. Whenever a development requires site plan approval by the Planning Commission prior to issuance of a building permit, the procedures listed below shall be followed and the use shall comply with the requirements and standards listed below. Any new construction, significant change in an existing use, modification to a structure other than routine maintenance and upkeep, significant change in floor plans, significant modification of parking or landscaping, or any other significant change in any existing development or use, other than an individual single family home used as a residence, requires site plan approval by the Planning Commission. A "significant change", as used above, will be determined by the Planning Commission after consideration of the potential impacts of the proposed change in relation to the requirements of the Lenox Township Zoning Ordinance and other applicable Township regulations
- B. Requirements - The required number of copies of the Site Plan Review and/or Special Land Use application (obtainable from the Township Clerk) together with the same number of copies of all required drawings and illustrations and the Administration, Planning, and Engineering Review Fees established by resolution of the Township Board shall be presented to the Township Clerk 21 days prior to the next regular meeting of the Planning Commission, to be forwarded to the Community Planner, Township Engineer and/or Township Attorney where necessary. The application shall include the fee for site plan review established by resolution of the Township Board. Resubmission of revised plans shall include a re-review fee equal to seventy-five (75%) percent of the original site plan review fee. All of the following detailed information must be submitted:

Application Form Requirements	Preliminary Site Plan/ Engineering Feasibility Plan	Final Site Plan	Final Engineering Plan
1. Applicant's name and address.	X	X	X
2. Name of the proposed development.	X	X	X
3. Common description of the property.	X	X	X
4. Complete legal description,	X	X	X
5. Dimensions of land, width, length and acreage.	X	X	X
6. Existing zoning and zoning of adjacent properties.	X	X	X
7. Proposed use of land.	X	X	X
8. Name, address, city and phone number of the firm or individual who prepared site plan.	X	X	X
9. Name and address of applicant if not the legal owner.	X	X	X
10. Signature of the legal owner, if not the applicant, and proof of ownership.	X	X	X
11. Completion of the form titled "Groundwater Protection Information for Site Plan Review" provided by the Township.	X	X	X

Site Plan Drawings and Illustrations (fully dimensioned)	Preliminary Site Plan/ Engineering Feasibility Plan	Final Site Plan	Final Engineering Plan
12. Location map drawn at scale of 4"=1 mile (show nearest major intersection).	X	X	X
13. Location of all existing and proposed structures and uses.	X	X	X
14. All aisles, drives and parking areas (include the number of spaces in each).	X	X	X
15. Screening and/or protective walls. (See Performance Guarantee, Section 324)		X	X
16. Location of existing and proposed rights-of-way, widths of all abutting streets, alleys and easements. Include off-site driveways within 200 feet.	X	X	X
17. Types of proposed facing materials to be used on structures in accordance with Section 326.		X	X
18. Elevations (front, side and rear views) of all sides of the building(s).	X	X	X
19. Typical floor plans(s).	X	X	X
20. Seal of Registered Architect, Landscape Architect, Land Surveyor, Professional Planner or Civil Engineer who prepared the plan. In cases of minor structural alterations where professional services are not required, the Planning Commission may waive this requirement.	X	X	X
21. Density calculations.	X	X	X
22. Existing buildings or improvements on the site and all land adjacent to the site within 100 feet.	X	X	X
23. Designation of units by type of buildings.	X	X	X
24. Interior sidewalks within right-of-way.		X	X
25. Exterior lighting locations and methods of shielding.		X	X
26. Trash receptacle location, method of screening (masonry wall or pressure treated wood fence).		X	X
27. Landscape plan (Bond requirement Sec. 300.F)		X	X
28. Drive or street approaches including acceleration, deceleration and passing lanes, if appropriate.	X	X	X
29. All utilities located on or serving the site.	X	X	X
30. Loading/unloading area - must demonstrate safe access by all intended delivery vehicles, especially large trucks.	X	X	X
31. Total floor area.	X	X	X
32. Designation of fire lanes.	X	X	X
33. Where large equipment or machinery is to be installed as part of the development, the location, type, horsepower, fuel, dimensions, noise, vibration, and emission levels and other data of all such equipment or machinery.	X	X	X

Site Plan Drawings and Illustrations (fully dimensioned)	Preliminary Site Plan/ Engineering Feasibility Plan	Final Site Plan	Final Engineering Plan
34. Location and extent of development of recreation areas, where necessary.	X	X	X
35. General location of all proposed stormwater drainage and retention facilities shall be shown on the site plan drawings.	X	X	X
36. Location of existing drainage courses, floodplains lakes or streams.	X	X	X
37. Existing topography drawn to at least ten (10) foot contour intervals based on USGS data. Benchmarks for the elevations shown on the drawing shall be properly indicated if available.		X	X
38. A plan for storm water drainage and retention facilities clearly indicating that the development will not adversely affect adjoining properties.		X	X
39. Indication of where trees and shrubs exist or where such vegetation will be planted prior to occupancy will be shown. All such trees and shrubs shall be labeled as to size and whether existing or proposed. Whenever a tree or group of trees of six (6) inch caliper or greater is to be removed as part of the planned improvements, its or their location shall be shown on the site plan in dotted outline and noted "to be removed".	X	X	X
40. The boundaries of all wetlands on the subject property shall be identified and located based upon MDNR, USGS, and / or National Wetlands Inventory data. Such lands are subject to Section 321 of this Ordinance.	X	X	X
41. All interior and exterior areas to be used for storage, loading / unloading, recycling, use or disposal of hazardous substances and polluting materials.		X	X
42. Proposed location of all underground and aboveground storage tanks for such uses as fuel storage, waste oil holding tanks, collection of contaminated stormwater, and all similar uses.		X	X
43. Location of existing underground storage tanks to be removed.		X	X
44. Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store or transport stormwater or wastewater. The point of discharge for drains and pipes shall be specified on plans.	X	X	X
45. Existing trees and woodlands on-site shall be inventoried in accordance with Tree Survey requirements of Section 331 F.		X	X
46. Regulated wetlands must be flagged by a certified wetlands consultant.		X	X
47. Detail required by the Township's Sewer and Water Ordinance and Land Development Ordinance.			X

48. Sign Information. Separate drawings of the proposed sign(s) to be erected on the site may be submitted at the time of preliminary site plan review or at a later date (final site plan). The location of all signs shall be shown on the site plan but the following detailed information may be deferred until later as part of a sign review by the Commission.
- a. Height of Sign above grade.
 - b. Surface of the sign (Materials and dimensions).
 - c. Area of sign surface.
 - d. Lettering / content of sign including dimensions of the proposed lettering.
 - e. Method of illumination, if any.
49. Development Agreements when required shall include the following information for review by the Township planner and attorney for final approval by the Township Board:
- a. A legal description and survey of the total site(s) proposed for development.
 - b. Names and addresses of all owners and persons with legal or equity interest in the property proposed for development.
 - c. A development schedule, including any individual stages or phases, and the anticipated beginning and completion dates.
 - d. Phasing information shall include information regarding the street layout and number and type of dwelling units for residential phases, the building footprint, square footage and location and number of parking spaces shall be specified for non-residential phases
 - e. An affirmative representation that the proposed uses(s) will not exceed the performance criteria of the ordinance.
 - f. Descriptive detail regarding the proposed architecture including proposed materials and architectural renderings.
 - g. A schedule of Development Regulations detailing the requested dimensional standards including a reference to the zoning district they are based upon. All conditions and stipulations as set forth by the Township Board. Provisions satisfactory to the Township attorney dealing with maintenance of the property, as well as maintenance, repair, and replacement of any common facilities servicing any portion of the property. Any provisions deemed necessary by the Township attorney, planning consultant, or engineer regarding on-site and off site easements required to service the property.
 - h. A statement incorporating by reference in the agreement all representations, warranties, and information provided in a submission by the applicant and confirming the Township's reliance on those representations, warranties and information.
 - i. Enforcement provisions satisfactory to the Township Attorney.
 - j. A statement allowing recording of the agreement or a notice of existence of the agreement at the office of the Macomb County Register of Deeds.
 - k. Any other provisions deemed necessary by the Township attorney, engineer or planning consultant to meet the intent and purposes of the applicable ordinances.

- C. Procedures – A site plan petition submitted in accordance with the provisions of Section 305 B will be placed on the agenda of a meeting of the Planning Commission and consideration for acceptance, revision or disapproval will be given.
1. The Planning Commission shall consider the following factors in exercising its discretion over preliminary and final site plan approval:
 - a) Whether the use proposed for the site is a use permitted in the district and complies with all applicable requirements of the Lenox Township Zoning Ordinance and any other applicable code or ordinance.
 - b) Whether traffic access to the site is such that vehicular congestion or other impairment of traffic may result from access to and from the site. When evaluating traffic impact, the Planning Commission will examine such factors as driveway/street location(s), driveway spacing, internal circulation, parking layout, and pedestrian safety. The Planning Commission shall have a goal of limiting the number of driveways and curb cuts on a public street to the minimum number for safe and efficient ingress and egress.
 - c) Whether the development of the site is such that it does not serve as a physical barrier or detriment to the development of adjacent land.
 - d) Whether the location of activities on the site, including the arrangement of buildings and parking areas is such that activities may create noise, odor, excess light, or other nuisances that would be a detriment to existing or future uses of abutting lands.
 - e) Based on the preliminary engineering feasibility plan, whether the preliminary site plan layout is feasible from an engineering standpoint with regard to utility conflicts, adequate drainage outlets and detention basin locations.
 2. Upon determination of the Planning Commission that the preliminary site plan and preliminary engineering feasibility plan is in compliance with the Zoning Ordinance as amended, and other plans or applicable regulations, action shall be taken to approve the preliminary site plan and engineering feasibility plan.
 3. Upon determination of the Planning Commission that a site plan is in compliance except with minor revisions, said changes shall be so indicated in the Planning Commission motion. When these changes have been adequately provided, the petitioner may resubmit the revised site plan for review. All revised site plan review submittals, following the initial preliminary site plan review, shall include a response letter detailing the changes made to the plan since the previous submittal.

4. If extensive revisions to the site plan are necessary to meet the Ordinance, plan and regulations requirements, the site plan shall be disapproved for reasons noted in the Planning Commission's motion and the petitioner shall be requested to prepare an alternate site plan.
 5. If the applicant desires to prepare an alternative plan, the same procedure as outlined under subsection A "Requirements" above must be met.
 6. Following Planning Commission approval of the preliminary site plan including intended use, design, layout, parking, landscaping, screening, lighting and preliminary engineering feasibility, the applicant shall submit his final site plan and final engineering plans to the Township for review and consideration by the designated approving body prior to approval of a building permit.
- D. Approval valid for one (1) year - Upon approval of a final site plan by the Planning Commission, a building permit shall be requested by the applicant within twelve (12) months or the site plan shall be declared to be invalid. Extensions may be granted at the discretion of the Planning Commission. Upon receipt of a building permit, reasonable construction shall be commenced within six (6) months, and reasonably continued, or the site plan and building permit shall be declared to be invalid, unless the applicant requests and obtains a renewed building permit from the Building Inspector.

SECTION 306. SINGLE FAMILY DWELLING STANDARDS

All single family dwellings erected in Lenox Township or brought into Lenox Township shall comply with the following:

- A. A building permit issued by Lenox Township shall be required before beginning construction of any site-built dwelling and before any factory-built dwelling is brought in the Township.
- B. All single family dwelling units shall comply with the Township Building Code in effect at the time. If a dwelling is required by law to comply with any state or federal standards, and those standards are different than the Township Building Code, then such state or federal standards or regulations shall apply.
- C. All single family dwelling units shall be fastened to a minimum 8 inch wide masonry foundation which is continuous around the perimeter of the dwelling to a depth of at least 42 inches. If the dwelling is a mobile home, it shall be installed pursuant to the manufacturer's setup instructions, shall be secured to the premises by an anchoring system complying with the rules and regulations of the Michigan Mobile Home Commission, and shall have a perimeter wall as described above.

- D. All single family dwellings shall comply with the minimum square footage requirement of this Ordinance for the zone in which they are located.
- E. All single family dwellings shall comply with the proportional requirements of Section 325.
- F. In order to promote compatibility and relative uniformity of single family dwellings, the following features shall be present in all single family dwellings:
1. A roof overhang of not less than 12 inches.
 2. A roof with a pitch no less than 4/12 (4 inches vertical for each 12 inches horizontal) on the main structure, excluding porches, patio roofs, attached garages, overhangs and similar subordinate architectural features or components of the dwelling, as determined by the Building Inspector. The roof of the main structure shall be in the shape of a hip, gable, shed, gambrel, or similar style.
 3. At least two exterior doors, on different sides of the dwelling with steps or porches connecting said exterior doors with the ground where a change in elevation requires the same.
 4. The exterior surfaces of exterior walls shall be covered with wood, stucco, or a material of metal, metal alloy, brick, masonry, vinyl, or plastic with major actual or visual vertical or horizontal joints spaced at not more than 8 inches apart.
 5. Incorporates a storage of a least 100 square feet, in addition to the minimum floor area required in that particular zoning district, located in a basement, attic, closets, or in a separate structure of standard construction similar to or of better quality than the principal dwelling. The foregoing standards shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the standard designed home.
- G. In the event that a dwelling is a mobile home, it shall be installed with the wheels removed. Additionally, no dwelling shall have any exposed towing mechanism, undercarriage or chassis.
- H. The dwelling shall contain no additions or rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
- I. The dwelling shall comply with all pertinent building and fire codes. In the case of a mobile home, all construction and all plumbing, electrical apparatus, and insulation within and connected to said mobile home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time such standards may be amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.

J. The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in Article 9 of this Ordinance.

SECTION 307. HAZARDOUS MATERIALS

All businesses and facilities which use, store, or generate hazardous substances in any quantity shall comply with the following requirements:

A. Groundwater Protection Standards

1. The project and related improvements shall be designed to protect the natural environment, including lakes, ponds, streams, wetlands, floodplains, groundwater and steep slopes.
2. Stormwater management and drainage facilities shall be designed to retain the natural retention and storage capacity of any wetland, water body, or watercourse, and shall not increase flooding or the potential for pollution of surface or groundwater, on-site or off-site.
3. General purpose floor drains shall be connected to a public sewer system or an on-site holding tank in accordance with state, county and township requirements, unless a groundwater discharge permit has been obtained from the Michigan Department of Natural Resources.
4. Sites at which hazardous substances and polluting materials are stored, used or generated shall be designed to prevent spills and discharges of polluting materials to the air, surface of the ground, groundwater, lakes, streams, rivers or wetlands.
5. State and federal agency requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of hazardous substances and polluting materials shall be met. No discharge to groundwater, including direct and indirect discharges, shall be allowed without appropriate state and county permits and approvals.
6. In determining conformance with the standards in this zoning ordinance, the Township shall take into consideration the publication titled "Small Business Guide to Secondary Containment" and other references.

B. Aboveground Storage

1. Primary containment of hazardous substances shall be product-tight.

2. Secondary containment of hazardous substances shall be provided for all facilities. Secondary containment shall be sufficient to store the substance for the maximum anticipated period of time necessary for the operator to recover any released substance.
3. Outdoor storage of hazardous substances is hereby prohibited except in product-tight containers which are protected from weather, leakage, accidental damage, and vandalism. Said storage areas shall be completely screened from public view by a masonry wall, pressure treated wood fence, or poured concrete wall with a brick-like texture. Secondary containment shall be sufficient to store the substance for the maximum anticipated period of time necessary for the operator to recover any released substance, including an allowance for the expected accumulation of precipitation.
4. Secondary containment structures such as out buildings, storage rooms, sheds and pole barns shall not have floor drains which outlet to soils, groundwater, or nearby drains or rivers.
5. Areas and facilities for loading/unloading of hazardous substances and polluting materials, as well as areas where such materials are handled and used, shall be designed and constructed to prevent discharge or runoff to floor drains, rivers, lakes, wetlands, groundwater or soils.

At a minimum, State of Michigan and Federal agency requirements for storage, leak detection, record keeping, spill prevention, emergency response, transport, and disposal shall be met.

C. Underground Storage:

1. Existing and new underground storage tanks shall be registered with the Michigan Department of Natural Resources in accordance with Federal and State requirements.
2. Installation, operation, maintenance, closure and removal of underground tanks shall be in accordance with the requirements of the Fire Department, the Michigan State Police, Fire Marshall Division, and the Michigan Department of Natural Resources. Leak detection, corrosion protection, spill prevention and overflow protection requirements shall be met. Records of monthly monitoring or inventory control must be retained and available for review by state or local officials.
3. Out-of-service and/or abandoned underground tanks shall be emptied and removed from the ground in accordance with the requirements of the State Police Fire Marshall Division, the Michigan Department of Natural Resources and Lenox Township.

SECTION 308. CONFLICTING REGULATIONS

Wherever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions, or limitations than are imposed or required by the provisions of any other law or ordinance, then the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, then the provisions of such ordinance shall govern.

SECTION 309. APPROVAL OF PLATS

No proposed plat of a new or redesigned subdivision shall hereafter be approved by either the Township Board or the Township Planning Commission unless the lots within such plat equal or exceed the minimum size and width requirements set forth in the various districts of this Ordinance, and unless such a plat fully conforms with the statutes of the State of Michigan and the Subdivision Regulations of the Township, as may be adopted.

SECTION 310. BUILDING GRADES

- A. Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building. There shall be a sloping grade beginning at the finished grade line at the front of the building to the front lot line. However, this shall not prevent the maintenance of natural existing grades or the grading of a yard space to provide a sunken or terraced area, provided proper means are provided and maintained to prevent the run off of surface water from flowing onto adjacent properties. Grade elevations shall be determined by using the elevation at the center line of the road in front of the lot as the established grade.
- B. When a new building is constructed on a vacant lot between two existing buildings or adjacent to an existing building the yard around the new building shall be graded in such a manner as to prevent the run-off of surface water onto the adjacent properties.
1. In general, each lot shall drain from the front of the house or other principal structure to the road and from the rear of the house to the rear of the lot.
 2. Whenever a lot is graded toward the sides or the rear, a drainage structure must be provided across the side and/or the rear lot line to receive surface run-off. The structure shall direct the run-off water to an appropriate natural drainageway or a County drain.
 3. Drainage for each site must be self-contained so that drainage across adjacent sites is avoided, unless easements are provided for that purpose.
 4. Whenever drainage is required to cross an adjacent lot, an easement for this purpose must be obtained across the adjacent lot.

- C. Final grades shall be approved by the Building Inspector, who may require the owner and/or the developer to submit a grading plan prepared and certified by a registered civil engineer or land surveyor.
- D. Health Department requirements for "elevated" or "engineered" septic system tile fields shall not constitute a reason for directing storm water onto adjacent properties. In no instance shall the finished grade of the lot be more than six (6) inches above the approved finished grade of the septic system.

SECTION 311. BUILDINGS TO BE MOVED

Any building, structure, or mobile home, which has been wholly or partially erected or placed on any premises within Lenox Township or outside Lenox Township shall not be moved and/or placed upon any premises in the Township until a building permit for such removal shall have been secured, and a cash bond, in an amount determined by resolution of the Township Board, shall have been posted.

- A. Wholly or partially erected site-built structures and previously occupied mobile homes shall require a physical inspection by the Building Inspector prior to being brought into the Township. Any such building, structure, or mobile home, whether moved from within or outside the Township, shall fully conform to all provisions of this Ordinance and all other Ordinances of Lenox Township in the same manner as a new building or structure. The applicant shall pay an inspection fee and a cash performance bond, in an amount determined by resolution of the Township Board, in addition to all required building permit fees and bonds. The purpose of the bond is to ensure completion of the moving of the building, structure, or mobile home, removal of all debris, and proper restoration of the site in question.
- B. All, new, factory-built mobile or modular buildings or structures shall fully conform to all provisions of this Ordinance and other Ordinances of Lenox Township prior to being brought into the Township. Any such building or structure shall be subject to all building permit fees and bonds required for new, site-built structures. It shall not be necessary for new mobile homes to post a moving bond and/or prior inspection fee.

SECTION 312. BUILDING UNDER CONSTRUCTION

Any building or structure for which a building permit has been issued and the construction of the whole or a part of which has been started, or for which a contract or contracts have been entered into pursuant to a building permit issued prior to the effective date of this Ordinance, may be completed and used in accordance with the plans and application on which said building permit was granted.

SECTION 313. DWELLINGS IN NON-RESIDENTIAL DISTRICTS

No dwelling shall be erected in commercial or industrial districts. However, the sleeping quarters of a watchman or a caretaker may be permitted in said districts in conformance with the specific requirements of the particular district.

SECTION 314. DWELLING IN OTHER THAN MAIN STRUCTURE

No residential structure shall be erected upon the rear yard of a lot or upon a lot with another dwelling.

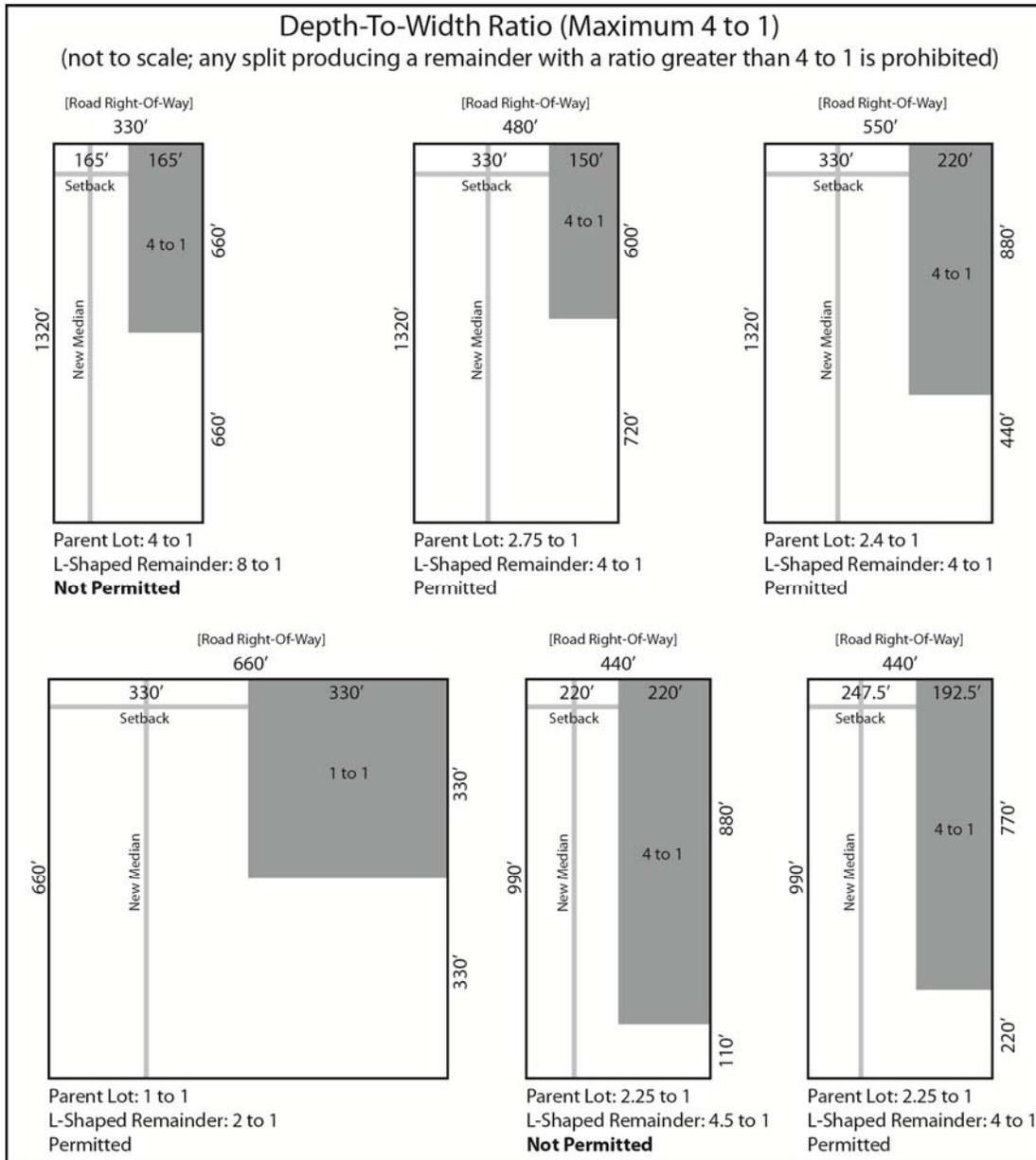
SECTION 315. EXCAVATIONS OR HOLES

The construction, maintenance, or existence within the Township of any unprotected, unbarricaded open or dangerous excavations, holes pits, or wells, which constitute or are reasonably likely to constitute a danger or menace to the public health, safety -or -welfare, are hereby prohibited; provided however, this section shall not prevent any excavation under a permit issued, pursuant to this Ordinance, where such excavations are properly protected and warning signs posted in such manner as may be approved by the Building Inspector; and, provided further, that this section shall not apply to natural bodies of water or to ditches, streams, reservoirs, or other major bodies of water created or existing by authority of the State of Michigan, the County, the Township, or other governmental agency.

SECTION 316. FRONTAGE

- A. Every dwelling or principal building shall be located on its own lot, which shall front upon a public street for the minimum width required in the district for the use proposed. The only exception to this frontage requirement shall be lots located on a cul-de-sac or similar turn-around in an approved subdivision plat or condominium subdivision, which shall have a minimum of fifty (50) feet of frontage on the public street. Development of new private roads is prohibited. Refer to the Lenox Township Book of Ordinances, Part 79, Ordinance 1 Private Roads, Section 6 regarding policies and standards for existing private roads.
- B. This section is intended to prohibit the development of so-called flag lots, where one building site is located behind another with access to the public street only by means of a narrow driveway. This section is not intended to prohibit land divisions that result in an L-shaped remainder of the parent parcel, so long as the remainder satisfies the following standards:
 - 1. The remainder of the parent parcel shall provide the minimum lot area required in the district and for the use proposed.
 - 2. The remainder of the parent parcel shall provide the minimum lot width required in the district and for the use proposed.

3. Not more than one half (½) the frontage of the original parent parcel may be given up to frontage land divisions in each consecutive 10 years, beginning in 2014.
4. Future development of interior acreage, where the majority of the original frontage has been given up to frontage land divisions, shall require the development of a new public road. The new public road for all such interior acreage developments shall have at least two (2) points of access to a major or minor thoroughfare.



SECTION 317. LOT LIMITATIONS

In all residential subdivisions, only one principal building shall be placed on a lot of record with the exception of parcels of record described and designated as "out lots", which may be so arranged

or subdivided as to provide for one or more principal buildings when the land area allocated to each building is equal to or greater than the lot area required for the district and the building and land complies with all the other requirements of the district in which it is located; provided further that no building shall be erected on land subdivided in violation of Act 288 Public Acts of the State of Michigan, 1967, as amended.

SECTION 318. LOTS, YARDS, AND OPEN SPACE

No space which for the purpose of a building has been counted or calculated as part of a side yard, rear yard, front yard, or other open space, including required lot area per dwelling unit required by this Ordinance, may by reason of change in ownership, or otherwise, be counted or calculated to satisfy or comply with a yard or other space or lot area requirements for any other building.

SECTION 319. TEMPORARY GARAGES, ACCESSORY BUILDINGS, BASEMENT APARTMENTS OCCUPANCY PROHIBITED

Sub-standard basement or garage dwellings as defined by the State Housing Law of Michigan which have been heretofore erected or occupied, are hereby declared to be undesirable and should be altered so as to comply with the provisions of this Ordinance. Buildings erected after the effective date of this Ordinance as garages or accessory buildings, shall not be occupied for dwelling purposes. No basement or cellar apartment shall be used or occupied for dwelling purposes at any time.

SECTION 320. RESTORING UNSAFE BUILDING

Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by the Building Inspector, or required to comply with his lawful order, provided that the restoration is not contrary to SECTION 2104 of this Ordinance.

SECTION 321. LAKES, PONDS, WETLANDS OR WATERCOURSES

Lakes, ponds, wetlands and/or watercourses shall be retained as permanent open space in all proposed developments. All such features shall be clearly delineated on a site plan for the use and submitted to the Planning Commission for review and approval. No development, filling, piping, or diverting shall be permitted except for required roads, or as may be allowed or required by the Macomb County Public Works Commissioner and the Michigan Department of Natural Resources in accordance with the provisions of Act 203, Public Acts of 1979, as amended, (Wetland Protection Act) and/or Act 346, Public Acts of 1972, as amended (Inland Lakes & Streams Act).

SECTION 322. SCOPE

No building or structure, or part thereof, shall hereafter be erected, constructed or maintained, and no new use or change shall be made of any building, structure or land, or part thereof, except in

conformity with the provisions of this Ordinance.

SECTION 323. ACCESSORY BUILDINGS AND STRUCTURES

Unless otherwise provided for in this Ordinance, accessory buildings and structures in all zoning districts shall meet the following standards:

- A. Accessory buildings over 200 square feet shall require a building permit. A zoning compliance permit shall be required for all accessory buildings under 200 square feet.
- B. Accessory buildings may be erected in the front of a principal structure only if they are setback at least six hundred sixty (660) feet from the front lot line. Any detached accessory building located in the rear yard may not occupy more than thirty percent (30%) of the required rear yard. In no instance shall a detached accessory building be closer than ten (10') feet to a rear or side lot line. Structures with a height greater than twenty-two (22') feet shall be setback a minimum of twenty (20') from a rear or side lot line.
- C. Where the accessory building is structurally attached to the main building, it shall be subject to, and must conform to, all regulations of this ordinance applicable to the main building.
- D. Accessory buildings on corner lots shall maintain the specified front setback from both streets, as required for main buildings in the same zoning district.
- E. No accessory building shall be erected prior to the enclosure of the main building, except as provided herein. The Building Official may allow the construction of an accessory building prior to the construction of the principal building subject to all of the following:
 - 1. The applicant shall obtain a building permit for the principal building prior to or simultaneous with obtaining the building permit for the accessory building.
 - 2. The applicant shall deposit a cash performance guarantee with the Township to insure completion of the main building. The guarantee shall be in an amount equal to the cost of completing the principal structure.
- F. One (1) non-enclosed awning, lean-to, or overhang may be attached to or may be part of the accessory building. The area under the awning, lean-to, or overhang shall not count as accessory building floor area; however, the area of such awning, lean-to or overhang shall not exceed twenty-five (25%) percent of the accessory structure and shall not extend beyond twelve (12') feet outward from the accessory structure wall. All such awnings, lean-to or overhang shall be open with no walls on three (3) sides.
- G. All accessory buildings with two hundred (200) square feet or less of floor area shall have a floor elevation at least 8" above grade and/or a rat-wall.

- H. The maximum size permitted for attached residential garages shall not exceed $\frac{1}{2}$ of the floor area of the home or 850 square feet whichever is less with a maximum height of sixteen (16) feet. In order to de-emphasize the prominence of the garage and to maintain the residential character of the principal building, residential garages that exceed 660 square feet (2 $\frac{1}{2}$ car or more) must utilize one of the following design techniques:
1. The vertical plane of the front wall and doors of the attached garage shall be setback at least five (5) feet behind the vertical plane of the front wall of the residence.
 2. A side or rear entry garage design with residential architectural details such as windows or roof gables oriented toward the street.
- I. Accessory buildings shall be compatible with the character and materials of the principal building. All exposed walls shall have a finished appearance by the application of face brick, decorative block, wood, aluminum, vinyl or composition siding.
- J. The occupants of each residential dwelling may keep not more than one (1) commercial vehicle, not larger than a regularly manufactured pickup or panel truck, which must be housed in a garage or similar accessory building when not in use, provided the commercial vehicle is owned and operated by a resident of the dwelling.
- K. Accessory buildings shall be incidental to the principal permitted use and shall not involve any business, profession, trade or occupation, unless specifically approved as part of a special land use permit under Article 18.
- L. Vehicles and Containers Prohibited as Accessory Buildings
1. Over-the-road truck trailers, shipping containers, other enclosed trailers, and similar vehicles and containers shall not be permitted as permanent accessory buildings in any zoning district.
 2. The Building Inspector may permit the use of trailers, shipping containers, and similar enclosed vehicles for temporary storage at new building construction sites for periods not to exceed 6 months and may grant not more than one 6-month extension. A valid building permit shall be in place during the entire time the temporary storage unit is in use. A cash performance guarantee, in an amount established by resolution of the Township Board, shall be deposited with the Building Department Clerk to guarantee removal of the temporary storage unit upon expiration of the building permit and/or as a condition for issuance of a Certificate of Occupancy.

M. Accessory buildings in Agricultural (AG), Residential Low Density (RL) zoning and Recreation (REC) districts shall comply with the following:

1. All buildings accessory to the operation of a farm, other than those usually incidental to the dwelling, shall be located not less than one hundred (100) feet from any dwelling and not less than twenty-five (25) feet from any lot line or property boundary, with the exception that the main farm barn building shall not less than one hundred and fifty (150) feet from the front property line. This requirement shall not apply to the alteration or addition to an existing barn or other farm buildings, which are located closer to the road and which existed prior to the adoption of this Ordinance, if approved by the Zoning Board of Appeals.

2. Accessory buildings and structures used solely in an agricultural or farm operation shall be regulated by the criteria below.
 - a. No number, size or height restrictions apply where an accessory building or structure is utilized solely for activities directly related to agriculture or farm operations on the same parcel. This provision shall apply to property which has filed a claim for Farmland Exemption with the Michigan Department of Treasury under P. A. 237 of 1994 as amended, and where the owner has agreed with Lenox Township in writing that the property shall be actively maintained for agricultural use for a minimum of three years from the time that the Farmland Exemption is claimed.

 - b. Where the accessory building or structure is partially or wholly accessory to a single- family residence, the accessory building shall meet all criteria specified in Subsection 3.

3. Detached Accessory buildings and structures which are accessory to single-family residences in the AG, RL, RM and REC districts shall comply with the following:

PARCEL SIZE	TOTAL ALLOWABLE AREA OF ALL DETACHED ACCESSORY BUILDINGS ^{1,2,4}	MAXIMUM HEIGHT OF DETACHED ACCESSORY BUILDINGS ³
1 acre or less	300 square feet or 2.8 percent of the land area of the parcel, whichever is greater.	Twenty-two (22) feet.
1.01 – 2.0 acres	1,400 square feet or 2.1 percent of the land area of the parcel, whichever is greater.	Twenty-two (22) feet.
2.01 – 3.0 acres	1,800 square feet or 2.0 percent of the parcel, whichever is greater.	Twenty-two (22) feet.
3.01 – 4.99 acres	2,600 square feet or 2.0 percent of the parcel, whichever is greater.	Twenty-two (22) feet.
5.00 acres or greater	No Limit	Thirty-five (35) feet.

- ¹ One (1) attached or detached garage not to exceed eight hundred (800) square feet in area shall be permitted on an individual lot or parcel in addition to the total allowable area of all detached accessory buildings specified above. Excess floor area for garages that exceed eight hundred (800) square feet shall be included in the calculations used to determine maximum allowable size of accessory buildings. Attached garages must comply with the requirements of Section 323G. (Therefore they cannot exceed 850 square feet or ½ of the floor area of the home whichever is less)
 - ² Existing accessory buildings may limit future lot splits if the accessory building exceeds the maximum allowable area for accessory buildings on the proposed lot. The Zoning Board of Appeals shall not grant variances for existing accessory buildings, which exceed the maximum allowable area in order to facilitate a proposed lot split.
 - ³ Maximum height shall be measured from the floor elevation to the highest point of the structure. Maximum sidewall height shall not be greater than eighteen (18) feet for buildings with heights less than or equal to twenty-two (22') feet. For buildings larger than twenty-two feet in height, the sidewall height shall not exceed twenty-four (24') feet.
 - ⁴ Second story floor area shall not count toward the allowable square footage of the structure.
- N. Buildings accessory to residential buildings in Residential Medium Density (RM), Residential High Density (RH), and Mobile Home (MH) districts on lots less than .25 acre shall be limited to one attached or detached garage, and one storage shed or similar structure under 200 square feet.

SECTION 324. PERFORMANCE GUARANTEE

Whenever improvements such as paving of parking areas, screen walls, or other improvements are required by this Ordinance they shall be shown on a site plan for the proposed use. In addition, the owner of the subject property shall deposit with the Township Clerk a cash performance guarantee in the amount of 10% of the estimated cost of the required improvements or as otherwise provided in this ordinance at the time of issuance of the building permit. The entire sum shall be returned to the owner upon satisfactory completion of the required improvements within the time limits specified herein.

SECTION 325. PROPORTIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLING UNITS

All dwelling units in AG, RL, and RM districts shall have a width to length proportion that does not exceed 1 to 4. In no case shall the minimum width of any side wall be less than twenty-four (24) feet. For architectural styles that incorporate side wall sections of the dwelling that are less than 24 feet, a variance must be obtained from the Zoning Board of Appeals.

SECTION 326. NON-RESIDENTIAL BUILDING DESIGN STANDARDS

The following design standards are intended to provide a guideline for the use of architectural materials and designs, which will positively contribute to the character of Lenox Township. The objective of the standards is to promote the use of durable materials and designs that are harmonious with the rural identity of the community, its adopted Master Plan, and its adopted Gratiot Corridor Plan.

- A. The following design standards shall apply to non-residential structures located in residential, commercial, office and industrial districts:
1. Those sides of new buildings that are visible from the public right of way or the internal road accessing the facility, shall be constructed of high quality durable masonry building materials such as face brick, stone, or decorative block.
 2. The use of concrete masonry units or cinder blocks for walls that are visible from a street or building entrance must be architecturally treated in one or more of the following ways:
 - a. Use of textured surfaces such as split faced or grooved.
 - b. Use of other masonry types such as brick, glass block, or tile in conjunction with the proposed concrete material.
 - c. Use of decorative coursing to break up blank wall areas.
 - d. Use of matching colored mortar where color is an element of architectural treatment for any of the options above.

3. The Planning Commission shall consider other building materials, which may be approved, if the Planning Commission determines that they are equivalent in quality and appearance to the above materials.
4. The architecture and exterior facing materials of any building shall be designed to achieve a high quality character throughout the Township. Variations in design and materials shall be considered and encouraged. The Planning Commission shall find that the plans include a complimentary contrast between materials in the overall appearance of the building, and an architectural style appropriate for that particular zoning district.
5. The color of each façade material shall be harmonious with the color of all other façade materials used on the same building. Façade colors should be of a low reflectance, complementary in hue, tone and intensity. The use of façade materials to form a background or component in a sign or to increase the visual presence of the building for the purpose of advertising shall be prohibited. Neon tubing may not be used as an accent material in building trim or windows.
6. The total square footage of windows along a façade facing a street shall be a minimum of 15% of the square footage of the façade. The Planning Commission may waive or reduce this requirement if one or more of the following techniques is employed:
 - a. The installation of a landscaped bed at least 8 feet in width planted with evergreen materials that will obscure or screen at least 50% of the wall's surface within 3 years.
 - b. The use of building ornamentation such as mosaic tile, relief sculpture, ornamental wood or metal trim.
7. Prototype design for franchises should be consistent with the Township's rural character and should reinforce visual consistency with adjacent buildings.
8. All roof mounted and ground mounted mechanical equipment and telecommunications equipment shall be screened from view or isolated so as not to be visible from any public right-of-way. Proposed roof screening shall be indicated on the façade drawings. Roof screens, when used, shall be coordinated with the building to maintain a unified appearance. This provision shall not require that screening be taller than the objects being screened.
9. The proposed exterior facing materials and any mechanical equipment shall be noted on the building elevation drawings.

- B. The Gratiot Corridor is the gateway to Lenox Township and provides many with their first glimpse of the character of the Community, the objective of the guidelines below is to encourage building design that has visual character consistent with the Township's Master Plan. In addition to standards A-I above, the following design standards shall apply to non-residential uses located along the Gratiot Corridor:
1. New development within the Gratiot Corridor shall reflect the rural character of the area. The use of extensive amounts of glass, irregular footprints, large signs and bright lights shall be discouraged. Structures reminiscent of older rural buildings in the area shall be encouraged.
 2. Exterior building materials shall be composed primarily of high quality, durable, low maintenance material, such as masonry, stone, brick, glass or equivalent materials. To the maximum extent practical, concrete finishes or precast concrete panels (tilt wall) that are not exposed aggregate, hammered, embossed, patterned, imprinted, sandblasted or covered with a cement-based acrylic coating shall not be used as exterior building materials and shall be prohibited on all exterior walls.
 3. The following materials are prohibited in visible locations along the Gratiot Corridor:
 - a. Corrugated or beveled metal siding.
 - b. Vinyl or plywood siding.
 - c. Corrugated fiberglass.
 - d. Chain-Link fencing.
 - e. Crushed colored rock / crushed tumbled glass.
 4. Mirrored glass with a reflectance greater than 40 percent shall be prohibited from covering more than 40 percent of the exterior walls of any building.
 5. Buildings shall be designed with varied architectural details to provide visual interest; large expanses of blank walls shall be avoided. To the maximum extent practical, structures with walls of more than 1,500 square feet must incorporate fascias, canopies, arcades, building setbacks of 3 or more feet or other design features to break up large wall surfaces on those sides visible from the road.
 6. New buildings should face the street with entrances, windows and architectural features oriented toward Gratiot Avenue. No overhead doors shall face Gratiot Avenue, unless approved by the Planning Commission based upon a finding that the door is recessed back from the front façade and properly screened from public view.
 7. Nothing in this section should be construed to prohibit the use of standing seam metal or other high quality building materials.

SECTION 327. SWIMMING POOLS

- A. Application. The application for a building permit to erect a swimming pool shall include such detailed information affecting construction and safety features deemed necessary by the Building Inspector.
- B. Pool Location. Minimum setback shall not be less than fifteen (15) feet between the pool outside wall and any side or rear property line, or less than the established easement width at the rear property line, or less than ten (10) feet between pool wall and any building on the lot. No pool shall be constructed in any front yard.
- C. Swimming Pool Safety Devices. Every person owning land on which there is situated a swimming pool thirty-six (36) inches or more in depth shall erect and maintain thereon an adequate enclosure, either surrounding the pool or the property upon which the pool is located, consisting of a chain-link fence, vertical board fence, or solid frame or masonry wall not less than four (4) feet in height above the underlying ground. Vertical board fences may have spaces between boards not more than two (2) inches in width. Solid frame or masonry walls, including woven fences, with spacings of more the 3/8 inch or with projections in excess of 3/8 inch shall be prohibited. All openings in any such fence shall be equipped with a self-closing, self-latching gate which shall be securely locked with a tamper-proof lock when the pool is not in use. (Above-ground pools, four (4) feet or more above the underlying ground need not be fenced if the ladder or entry device, or pertinent equipment, is of such a nature that it can be locked to prohibit entry and such locking device is at least four (4) feet in height above the underlying ground).

SECTION 328. CONDOMINIUM SUBDIVISION APPROVAL**A. PREAMBLE**

It is the purpose of this Section to regulate the condominium subdivision of land; to promote the public health, safety and general welfare; to further the orderly layout and use of land; to require the land be suitable for building sites, public and private improvements and that there be adequate drainage thereof; to provide for the proper ingress to and egress from buildings; to provide a procedure for condominium subdivision approval and, except as otherwise provided in this Ordinance, assure that a condominium subdivision of land meets the standards and requirements of the Lenox Township Subdivision Regulations Ordinance No. 21 and any amendments thereto, and this Zoning Ordinance.

B. DEFINITIONS

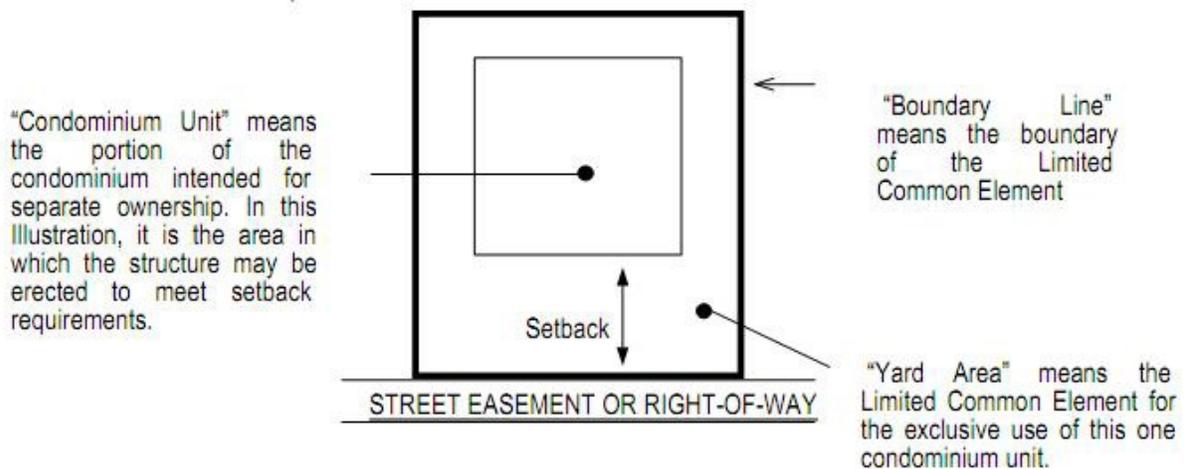
As used in this Section, the following words, terms and phrases are defined and where applicable equate words and terms utilized in the Condominium Act with words and terms used in this Ordinance and Lenox Township Subdivision Regulations Ordinance No. 21, as amended.

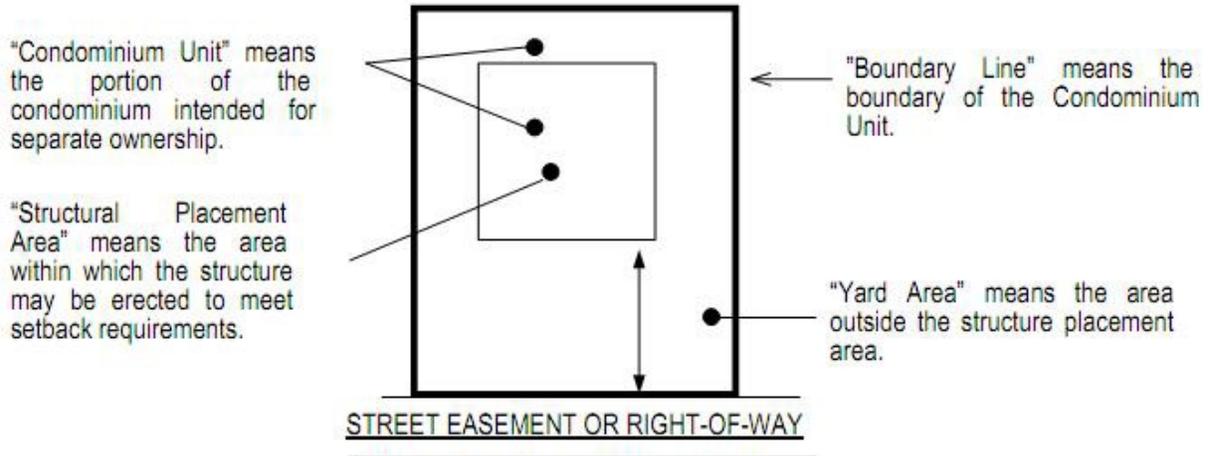
1. General Common Elements - means the portion of the condominium project other than the condominium unit and limited common elements.
2. Condominium Act - means Act 59 of 1978, as amended.
3. Condominium Subdivision Plan - means the site, survey and utility plans; flood plain plans; and sections, as appropriate, showing the existing and proposed structures and improvements including the location thereof on the land. The condominium subdivision plan shall show the size, location, area, and horizontal boundaries of each unit as well as vertical boundaries and volume for each unit comprised of enclosed air space. A number shall be assigned to each condominium unit. The condominium subdivision plan shall include the nature, location, and appropriate size of common elements, and limited common elements. The Condominium Subdivision Plan, for the purpose of this Ordinance, shall include the Master Deed and Bylaws of the Condominium Subdivision.
4. Condominium Unit - means that portion of the condominium project designed and intended for separate ownership and use, as described in the Master Deed.
5. Equivalent Word, Term - Those words and terms and phrases in the Zoning Ordinance or Subdivision Regulations Ordinance which correspond to that word, term or phrase set forth in this definition section.
6. Limited Common Elements - means a portion of the common elements reserved in the Master Deed for the exclusive use of less than all co- owners.
7. Condominium Building Site - shall mean that area containing the limited common elements together with its condominium unit or, where there is no limited common element associated with each unit, the condominium unit alone shall conform to the requirements of a lot and a lot's required elements as contained in Lenox Township's Zoning Ordinance and Subdivision Regulations Ordinance.
8. Mobile Home Condominium Project - means a condominium project in which mobile homes are intended to be located upon separate condominium units.
9. Master Deed - means that condominium document recording the condominium project as approved by the Planning Commission to which is attached as exhibits and incorporated by reference the approved Bylaws for the project and the approved condominium subdivision plans for the project.

10. Setback - The distance between the boundary of the condominium unit and the outer boundary of the limited common element for that unit or, where no limited common element is provided, the distance between the nearest point on the condominium dwelling or structure and the outer boundary of the condominium unit, is the equivalent phrase for the word "setback" as contained in this Zoning Ordinance.
11. Site Condominium - The resulting subdivision of land created under the Condominium Act.
12. Subdivision Ordinance - means the Township of Lenox Subdivision Regulations Ordinance No. 21, as amended.
13. Zoning Ordinance - means the Township of Lenox Zoning Ordinance, as amended.
14. Yard Area - shall mean that Limited Common Element for the exclusive use of a single condominium unit, or, where there is no limited common element associated with each unit, shall mean that area of the Condominium Unit outside of the area where the structure is or will be placed.

C. ILLUSTRATION OF "LOT" OR "BUILDING SITE"

The following drawing is provided to illustrate, in a general way, the correlation between a lot and the elements of a lot as provided for in the Subdivision Regulations Ordinance and in the Lenox Township Zoning Ordinance and a Site Condominium Building site and its elements. Where there is a conflict between this illustration and the terms and conditions of this Ordinance, the terms and conditions of this Ordinance shall control.





D. REVIEW AND MEETING MINIMUM REQUIREMENTS

All site condominium development shall be submitted to the Lenox Township Planning Commission for review and approval pursuant to the terms of this Ordinance and all building sites and condominium units created from the subdivision of land under the Condominium Act shall, at a minimum contain the required square footage, dimensions, ratios, setbacks and other requirements of a lot as provided in this Zoning Ordinance and Subdivision Regulations Ordinance.

E. VARIANCE

A variance from the terms and conditions herein may only be granted by the Zoning Board of Appeals.

F. CONDOMINIUM SUBDIVISION PLAN AND DOCUMENT REQUIREMENTS

1. All condominium subdivision applications submitted for review by the Planning Commission shall contain all required information for site plan review as set forth in Section 305 of the Zoning Ordinance and shall, by applying the equivalent words or terms, conform to the plan preparation requirements; design, layout and improvement standards of Section 401, 402 and 403 of the Subdivision Regulations Ordinance, as amended. The requirement of final plat approval or review by the Township Board in Ordinance No. 21 shall not apply to the condominium subdivision plans except that a deposit in the form of cash, certified check or irrevocable bank Letter of Credit shall be made with Lenox Township to guarantee the installation and completion of any required public sanitary sewer, water supply, and drainage facility, within a length of time agreed upon from the date of final approval of the Condominium Subdivision Plan by the Planning Commission. Nothing in this section shall be construed as requiring a condominium subdivision to obtain plat approval under Ordinance No. 21 or the Subdivision Control Act.

2. A copy of the proposed Master Deed and Bylaws shall be submitted to the Planning Commission for review.
3. All condominium subdivision plans submitted for review by the Planning Commission shall include the information required by Section 66 of the Condominium Act and the following:
 - a. A Survey Plan of the Condominium Subdivision.
 - b. A flood plain plan when appropriate.
 - c. A site plan showing the location, size, shape, area and width of all condominium units.
 - d. The boundaries of all wetlands as determined by an individual recognized by the Michigan Department of Natural Resources as a Wetlands Consultant.
 - e. A utility plan showing all sanitary sewer, water and storm sewer lines and easements granted to the Township for installation, repair and maintenance of all utilities.
 - f. A street construction, paving, and maintenance plan for all private streets within the proposed condominium subdivision.
 - g. A storm drainage and storm water management plan, including all lines, swales, drains, basins and other facilities.
 - h. Easement for utilities. The Condominium Subdivision Plan shall include all necessary easements granted to Lenox Township for the purpose of constructing, operating, inspecting, maintaining, repairing, altering, replacing and/or moving pipelines, mains, conduits and other installations of a similar character (hereinafter collectively called "Public Structures") for the purpose of providing public utilities, including conveyances of sewage, water and stormwater runoff across, through and under the property, subject to said easement and excavating and refilling ditches and trenches necessary for the location of such structures.

G. INTERPRETATION BY THE PLANNING COMMISSION

Where there is no equivalent term or phrase defined in this Ordinance, the Planning Commission may interpret the appropriate equivalent term in the Zoning Ordinance and/or Subdivision Regulations Ordinance for the purpose of applying the standards and requirements of those Ordinances to the proposed site condominium so as to carry out the purpose of this Ordinance as set forth in the Preamble paragraph in this Section.

H. MINIMUM BUILDING SEPARATION REQUIREMENTS

Where there is any ambiguity in the application of minimum setback requirements of the Zoning Ordinance to a condominium subdivision plan, the individual condominium units shall maintain the following separation requirements between individual units and from individual units to the center of all internal project streets:

1. MINIMUM BUILDING SEPARATION FROM:

Zoning District	Front to Center	Side to Side	Side to Rear	Rear to Rear	Side to Center	Rear to Center
AG	80'	20'	60'	100'	80'	80'
RL	70'	20'	38'	60'	70'	60'
RM & RH	60'	12'	35'	60'	60'	60'
MH	(a)	(b)	(b)	(b)	(a)(b)	(a)(b)

(a) Minimum setback from an individual mobile home shall be 30 feet from the edge of the planned right-of-way as designated in the Township's Thoroughfare Plan included within the Township's Master Plan.

(b) Minimum setback from an individual mobile home to the park boundary shall be 20 feet along any side or rear lot line.

2. For condominium developments in commercial and industrial districts, the Planning Commission shall specify the building separation requirements, based upon the setback requirements of the particular zoning district.

I. ENCROACHMENT PROHIBITED

Encroachment of one condominium unit upon another as described in Section 40 of the Condominium Act shall be prohibited by the Condominium Bylaws and shall be recorded as part of the Master Deed. In addition, no common elements shall be permitted within the limited common elements utilized as part of the Building site.

J. MOBILE HOME CONDOMINIUM PROJECT

Mobile Home Condominium Projects shall conform to all requirements of this Ordinance and shall be located only in mobile home park districts.

K. PRIVATE CONDOMINIUM STREETS

All private streets in the condominium subdivision shall have a paved driving surface of asphalt or concrete and shall meet the current standards and specifications of the Macomb County Road Commission Subdivision Specifications, and any amendments thereto.

L. MASTER DEED REQUIRED PROVISIONS

The Master Deed for condominium subdivisions shall be approved by the Planning Commission and shall contain a provision that the Master Deed shall not be amended without the prior approval of the Lenox Township Planning Commission.

M. APPROVAL/AMENDMENT

Approval by the Planning Commission of a condominium subdivision plan shall confer upon the applicant the right to a building permit for a period of twelve months from and after approval. Upon receipt of a building permit, reasonable construction shall be commenced within six months and reasonably continued or the site plan and the building permit shall be declared invalid unless the applicant requests and obtains a new approval from the Planning Commission.

N. AMENDMENTS AND RENEWALS

Any amendments or renewals to a condominium site plan, including its Master Deed, shall require the approval of the Planning Commission. The Planning Commission shall apply as its standards in determining whether to grant a renewal or amendment its then existing Condominium Subdivision Ordinance.

SECTION 329. REGULATIONS PERTAINING TO HOME OCCUPATIONS

Home Occupations may be permitted in the AG, Agricultural and RL, Residential Low Density, RM, Residential Medium Family districts upon a finding by the Planning Commission that the proposed home occupation complies with the following:

- A. Such occupation is incidental to the residential use to the extent that not more than twenty percent (20%) of the gross floor area of the principal building shall be occupied by such occupation.
- B. Each and every article or service sold or offered for sale on the premises shall be produced by the home occupation.
- C. All employees shall be members of the resident family.
- D. Such occupation shall not require internal or external alterations or construction features, equipment, machinery, outdoor storage, or signs not customary in residential areas nor shall it generate traffic in excess of what is customary in residential areas. This shall include the prohibition of a separate entrance for the home occupation.
- E. One (1) non-illuminated name plate, not more than four (4) square feet in area, maybe attached to the building which shall contain only the name and occupation of the resident of the premises.

- F. Uses such as, but not limited to, medical offices, hospitals, barber shops, beauty parlors, tea rooms, tourist homes, animal hospitals, kennels, millinery shops, and retail sales establishments, shall not be permitted as home occupations.

SECTION 330. COMMUNITY IMPACT STATEMENT REQUIREMENTS

A. Intent

The community impact statement is intended to provide a format for applicants to document the anticipated impacts of intensive development projects proposed as Special Land Uses in the Township of Lenox. Intensive land uses often have significant impacts on public services, the surrounding neighborhood and the natural environment that must be understood in order for the Township to have a complete understanding of the development proposal. Community Impact Statements are not mandatory for all special land uses but may be required, at the discretion of the Planning Commission, on a case-by-case basis. Home occupations as special land uses shall not require a community impact statement.

B. Contents

The CIS should address the items below in a concise manner that accurately portrays the proposed land use. The CIS is to be prepared by the Applicant and submitted to the Township Planning Commission for review.

General

1. Brief description of the land use proposed. Include hours of operation (if applicable), impacts on adjacent uses (noise, smoke, dust, etc.), and other pertinent data. Is the land use proposed consistent with the Master Plan and Zoning Ordinance?
2. Brief description of surrounding land uses.

Community Facilities and Services

3. Estimated demand on police services.
4. Estimated demand on fire services. Include special equipment requirements.
5. Estimated number of sewer and water taps and demand.
6. Estimated number and axle loading of truck trips daily over proposed route through Township. Describe present road cross-section, adequacy to handle proposed traffic, and/or upgrade needed to handle proposed traffic loadings.

7. Describe any other significant impacts or needs related to community facilities and services.

Economics

8. Anticipated number of construction and permanent jobs (in full-time equivalents).
9. Anticipated tax revenues to the Township and School District.

Environment

10. Describe the area and type of natural features on site including streams, rivers, bodies of water, wetlands, woodlands, and the like. Describe how these features will be impacted by the proposed development (e.g. loss of wetlands, potential pollution of water bodies, and any other similar impacts).
11. Describe whether the proposed use will include the manufacture, use, or storage of any hazardous materials. If so, describe the types and quantities, storage areas, and product containment measures. Also provide a spill response plan.
12. Provide a complete description of the types and quantities of pollutants that are expected to be emitted into the air as a result of this proposal, and describe how state and federal air quality standards will be met. Dust particulate should also be included as well as a dust control plan.
13. Describe the impact the proposed development will have on groundwater quality and quantity. Describe necessary mitigation measures.

Noise

14. Describe the impact of the project on area noise levels. The applicant should document that the noise standards contained in the Zoning Ordinance Performance Standards will be met. The A-weighted decibel levels dB(A) at the property line should be specified (existing and proposed).

Traffic

15. Describe the proposed traffic impacts of the development, including the number of trips per day that will be generated. Describe the anticipated impact of this additional traffic at the proposed development intersection(s) with public road(s). Provide road capacity analyses at critical intersections (as determined by the Township) using the methodologies in the Highway Capacity Manual.

The traffic impact analysis should be prepared by a planner (AICP or PCP) or engineer (PE) with experience in traffic impact analysis.

Mapping

16. Provide a current aerial photograph of the site and surrounding properties within 1,500 feet of the site. Include an overlay showing the proposed development area and existing residential dwellings within 1,500 feet of the site.

Other

17. Provide any other information necessary to assess the impact of the proposed project on the surrounding community. The Township may request additional data based upon the characteristics of the development proposed.

Preparer Information

18. Provide the names, phone numbers, addresses, and relevant credentials of those preparing the CIS.

SECTION 331. TREE AND WOODLANDS PROTECTION**A. Statement of Findings**

The Township finds that protection of natural resources is a matter of paramount public concern as provided by Article IV, Section 52 of the Constitution of the State of Michigan and the Environmental Protection Act of 1970, being Act No. 127 of the Public Acts of 1970, as amended. Continued growth, new development and redevelopment in Lenox Township, and increased demand on natural resources have the effect of encroaching upon, despoiling, or eliminating many of the trees and other forms of vegetation, natural resources, and processes associated with wooded areas. If preserved and maintained in an undisturbed and natural condition, these resources constitute important physical, aesthetic, recreation, and economic assets to existing and future residents of the Township. Specifically, the Township finds that:

1. Woodland growth protects public health through the absorption of air pollutants and contamination, through the reduction of excessive noise and mental and physical damage related to noise pollution, and through its cooling effect in the summer months;
2. Woodlands provide for public safety through the prevention of erosion, siltation, flooding;
3. Trees and woodland growth are an essential component of the general welfare of the Township of Lenox by maintaining play areas for children and natural beauty, recreation and irreplaceable heritage for existing and future Township residents; and
4. The protection of such natural resources is a matter of paramount public concern in the interest of health, safety and general welfare of the residents of the Township, consistent with the Township Rural Zoning Act 184 of 1943 as amended, the State Constitution of 1963, and the Michigan Environmental Protection Act of 1970.

B. Intent and Purpose

The intent and purpose of this Section 331 is to promote feasible and prudent alternatives to the destruction and removal of trees and woodlands consistent with promotion of the public health, safety and welfare in light of the paramount public concern for the protection of natural resources from impairment or destruction; to provide for the protection and preservation of trees and woodlands in order to minimize destruction and disturbance to them, the wildlife habitat that they provide and other consequential effects on other natural resources; to protect and preserve trees and woodlands for their economic support of local property values, natural beauty, wilderness character, and ecological significance. The intent of Section 331 is not to be excessively restrictive nor prohibitive but to provide for the submission and evaluation of feasible and prudent alternatives to the destruction and removal of trees and woodlands in accordance with the standards and procedures set forth herein prior to such action being taken.

C. Definitions Pertaining to Tree and Woodlands Protection

1. Agricultural Use means the production of plants and animals useful to humans, including forages and sod crops; grains, feed crops, and field crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing of cattle, swine, captive cervidae, and similar animals; berries; herbs; flowers; seeds; grasses; nursery stock; fruits; vegetables; Christmas trees; and other similar uses and activities. Agricultural use does not include the management and harvesting of a woodlot. (Silviculture) means a land use, the primary purpose of which is to derive income from growing plants and trees including but not limited to fruit or timber production.
2. Clear-cutting shall mean the indiscriminate removal of any or all trees from a parcel of land in the Township of Lenox that is not governed by an approved Woodlands Management Plan. Nominal activity and nominal development, as defined herein, shall not constitute clear-cutting.
3. Commercial Nursery or Tree Farm means a licensed plant or tree nursery that plants and grows trees for sale to the general public.
4. Diameter Breast Height (d.b.h.) means the diameter of a tree, in inches, measured at 4½ feet above the ground.
5. Farmland Exemption shall apply to property which has filed a claim for Farmland Exemption with the Michigan Department of Treasury under P. A. 237 of 1994 as amended and where the owner has agreed with Lenox Township in writing that the property shall be actively maintained for agricultural use for a minimum of four years from the time that the Farmland Exemption is claimed.

6. Historic Tree means a tree which has been designated by the Planning Commission to be of notable historic interest to the Township because of its age, type, size, or historic association.
7. Indiscriminate removal shall mean the removal of trees in any fashion not consistent with tree harvesting, as permitted and defined herein.
8. Nominal Activity means the removal of 3 or fewer trees having 6 inch or greater d.b.h. within a 12 month period.
9. Nominal Development shall mean the removal of any tree within 10 feet of the foundation wall of a building housing a principal permitted use or an addition to a building housing a principal permitted use.
10. Removable Tree shall mean those trees designated by resolution of the Township Board as being appropriate for removal due to their characteristics. Such trees shall be listed by common and botanical name. Such list shall be maintained by the Zoning Administrator and shall initially include the following tree species.

Common Name	Botanical Name
Chinese Elm	Ulmus Pumila
Cottonwood	PopulusDeltoides
Large-Toothed Aspen	PopulusGrandidentata
Lombardy Poplar	Populus Nigra (var. italica)
Russian Olive	Elaeagnus Augustifolia
Trembling Aspen	Populus Tremuloides Salix
Weeping Willow	Babylonica
White Poplar	Populus Alba

11. Regulated Development means all commercial, office, industrial or multiple family development or redevelopment, and all new single family residential development that results in 4 or more lots (including the terms parcels, homesites, units, or the like) or any single lot that is five (5) acres or larger upon which there is an occupied residence.
12. Silviculture means a land use, the primary purpose of which is to derive income from growing plants and trees including but not limited to fruit or timber production.
13. Specimen Tree means a tree which has been designated by the Planning Commission because of its high value as a representative tree of a particular type or species, due to its size, age, or other prominent botanical characteristic.

14. Tree Harvesting shall mean the removal of trees from a parcel of land in accordance with an approved Woodlands Management Plan, for purposes of woodlot improvement.
15. Woodlands Trust Fund A fund to be exclusively used for activities associated with the acquisition and maintenance of woodland areas, land acquisition for preservation and / or reforestation, or planting woodland areas and natural corridors.

D. Applicability

The provisions of Section 331 of this Ordinance shall apply to a Regulated Development and/or a Nominal Development, as defined herein, that requires site plan approval, special land use approval, lot split approval by the Planning Commission or subdivision plat approval, or condominium approval. The provisions of this Section 331 shall also apply to all property in the Township regarding clear-cutting, indiscriminate removal and tree harvesting.

E. Requirement Established

1. For all Regulated Development, no person shall remove, cause to be removed, transplant, or destroy any tree having 6 inch or greater d.b.h. or any conifer greater than 20 feet in height without first obtaining approval from the Township. Approval shall require the submission of a tree survey for the property under consideration. In instances where the applicant is proposing to remove fewer than 10% of the total trees on site, not including those trees identified by this ordinance as a removable tree, the applicant may provide generalized information showing the location and the number of trees that will be removed to satisfy the survey requirements of this section.
2. Provisions for protecting trees on-site and on adjoining properties during construction and preservation of trees in connection with grading and drainage shall be provided. All trees to be retained shall be protected from heavy equipment, material storage, and other construction activities by temporary fencing at the drip lines and posting of signs prohibiting encroachment with that area during construction.

F. Tree Survey Content

For any site that proposes to remove more than 10% of the total trees on site that are not classified as a removable tree, a tree survey shall be prepared to scale and shall identify the location and type of all trees 6 inches or greater d.b.h. and all conifers greater than 20 feet in height.

G. Minimum Preservation Requirement

Except for the area within the right-of-way of a public street, an easement for public utilities, or the area defined as Nominal Development, all Regulated Development shall leave standing and undamaged a minimum of 80% of the total number of trees having 6 inches or greater d.b.h. and 80% of all conifers greater than 20 feet in height.

H. Replacement Option

If a developer must remove certain trees in excess of the 80% Minimum Preservation Requirement, replacement of trees shall occur on the site of the principal building, within a public right-of-way, in a boulevard island, or on property permanently reserved as open space [for example: a subdivision outlot-park, dedicated public park or open space, and the like]. Every tree 6 inches or greater d.b.h. and all conifers greater than 20 feet in height that will be removed shall each be replaced with one or more trees of equal value, as determined by the Tree Value Evaluation Guide currently in use by the Township and adopted by resolution of the Township Board.

I. Agriculture And Other Exemptions

The following activities are exempted from the requirements of this Section 331:

1. The removal, transplanting, or destruction of trees located on a site which is five (5) acres or less in area, upon which there is an occupied residential structure for which a valid certificate of occupancy has been issued.
2. The removal of dead or damaged trees where the death or damage resulted from an accident or non-human cause.
3. The trimming, maintenance, or care of trees in accordance with standard forestry and horticultural practices and techniques as established by the American Association of Nurserymen or an equivalent organization promulgating standards for care and improvement of trees.
4. The removal or destruction of trees damaged by tornado, windstorm, flood, freeze, fire, dangerous insect infestation, or man-made or natural disaster, in order to prevent injury or damage to persons or property.
5. The removal, transplanting or destruction of trees occurring during a farm operation if the farm operation conforms to generally accepted agricultural and management practices and meets the farmland exemption definition of this Section.
6. The removal, transplanting or destruction of trees in order to perform maintenance or repair of lawfully located roads, public utilities, structures and facilities used in the service of the public, provided that such roads, public utilities, structures and facilities are not materially changed or enlarged.

J. Woodlands Management Plan

Tree removal may occur on property where a Woodlands Management Plan, prepared by a Michigan Registered Forester or Michigan Registered Landscape Architect, is approved by the Township Board following consultation with and a recommendation from a consulting Township Forester and the Planning Commission. The Woodlands Management Plan shall demonstrate that removal activities are designed to reduce the density of trees so as to promote and maintain the health and viability of the remaining trees. The Woodlands Management Plan shall include the means by which cut trees shall be removed from the property without damaging remaining trees. Not more than 20% of existing trees 6 inches or greater d.b.h. shall be removed in a 12 month period under an approved Woodlands Management Plan.

K. Nominal Activity Exemption

Nominal Activity, as defined herein, is exempt from requirements for tree preservation and/or replacement.

L. Right-of-Way, Public Utility Exemption

The area encompassed by the right-of-way of a public street or an easement for public utilities is exempt from requirements for tree preservation and/or replacement.

M. Historic or Specimen Tree Designation

Any resident or property owner in the Township of Lenox may nominate a tree for Historic Tree or Specimen Tree designation by the Planning Commission, based upon its age, type, size, historical or cultural association. The nomination shall be made on a form provided by the Planning Commission. If the nomination is made by a person who is not owner of the property on which the tree is located, the owner shall be notified in writing, by regular U.S. Mail, at least 15 days in advance of the date, time, and place that the Planning Commission will consider the designation. The notice shall advise the owner that designation will make it unlawful to damage, destroy or remove the tree. If the owner does not object, the Planning Commission may designate the tree if it meets one or more of the criteria above. If the owner objects, the Planning Commission shall not designate the proposed Historic or Specimen Tree.

N. Clear-Cutting Prohibited

Clear-cutting, as defined in this Ordinance, shall be prohibited. All removal of trees, including tree harvesting, that does not constitute nominal activity or nominal development, or that is not incidental to a regulated development shall require approval of a Woodlands Management Plan as provided in subsection 331 J above.

O. Any person who violates any provision of this Section shall forfeit and pay to the Township a fine equal to the total replacement value of those trees illegally removed or damaged as determined by the Tree Value Evaluation Guide currently in use by the Township and adopted by resolution of the Township Board. Such sum shall accrue to the Township and may be recovered in a civil action brought by the Township and placed in the Township Woodlands Trust Fund. Replacement of illegally removed trees may be required as restoration in lieu of money. This replacement will be computed on an inch-for-inch ratio based on the total diameter at breast height (d.b.h.) in inches of the illegally removed trees and include labor costs associated with replanting. If because of destruction of the removed trees, exact inch for inch measurements cannot be obtained, the Township may use other means to estimate the tree loss. A combination of money and tree replacement may be required.

Section 332. OUTDOOR LIGHTING STANDARDS.

- A. **Submission Requirements.** All applications for site plan review or building permits which include exterior lighting shall include the following:
1. *Photometric Plan* prepared by a lighting professional shall indicate the location of lights with specifications, level of illumination at all property lines and five feet (5') beyond based on all proposed and existing light fixtures.
 2. *Lighting cut sheets* for each proposed lighting style (ground, wall, sign, pole recessed can, bollard). Any changes in fixture type, style or size after site plan approval must be reviewed by the Planning Commission.
 3. *Lamp Types* (Incandescent, Quartz-Halogen, Fluorescent, Low or High Pressure Sodium, Mercury Vapor, Metal Halide, or approved equal) for each proposed light source.
 4. *Shielding method* (refractor, louver, or side-shield) proposed to cut-off direct light to adjacent properties.
 5. *Lamp Wattage*
 6. *Height* of pole and fixture and/or distance above grade for wall-mounted lighting fixtures.
- B. **Requirements.** Lighting in all use districts shall conform to the following requirements as to type, location, intensity and method of shielding.
1. All outdoor lighting shall be shielded downward or below horizontal with cut-off luminaries (maximum of 80 degrees from vertical) to reduce glare and shall be so arranged as to reflect lights away from all adjacent residential districts or adjacent residences, as well as public rights-of-way.

2. The height of any lighting fixture, including the base, measured from the established grade shall not exceed 25 feet or the height of the building, whichever is less, unless modified by the planning commission. The planning commission may modify these height standards in the commercial and industrial districts based on the position and height of buildings; other structures and trees on the site; the potential off-site impact of the lighting; and the character of the proposed use relative to surrounding uses. In no case shall the height of the lighting exceed 35 feet.
3. Artificial light shall be maintained stationary and constant in intensity and color at all times when in use. There shall be no flashing, oscillating, moving or intermittent type of lighting or illumination. In addition, there shall be no bare bulb illumination of any kind exposed to public view. Open neon is prohibited, except that the commission may permit open neon lighting when it is determined that such lighting is solely for architectural enhancement purposes, serves no advertising purposes and is in character with the surrounding area.
4. Flood lights shall not be permitted in any zoning district, excepting residential applications for residential uses.
5. A lighting photometric plan for the entire site with values at ground level shall be required to ensure compliance with the provisions of this section.
6. Light poles shall be located within parking islands or at the boundary of the parking lot area, whenever feasible and practical. In both instances, the light pole must be set back from the curb a minimum of 2 1/2 feet to ensure proper vehicular overhang clearance.
7. The intensity of outdoor lighting in all use districts shall be limited to the following minimum and maximum average amounts:

Schedule of Illumination(in footcandles measured at the surface)*

Use	Maximum Average Illumination Level (Foot Candles)	Minimum Average Illumination Level* (Foot Candles)	Uniformity Ratio
Residential, Church School and Child Care Facility	0.8	0.2*	4:1
Nonresidential	2.5	0.5*	4:1

*Intensity. No light measured at eye level at the property line between nonresidential and any residential district or use shall be greater than one-quarter footcandle at the side and rear property line, nor greater than one-half footcandle or the intensity of the available street lighting at the front property line, whichever is greater.

8. *Canopy lighting* for gas stations, fast food restaurants, banks and similar drive-in/drive-through uses and outdoor display lighting used in conjunction with vehicle sales or rental shall be permitted a maximum lighting level of twenty (20) footcandles as measured at grade.

SECTION 333. PRIVATE RESIDENTIAL POND REGULATIONS

Private residential ponds may be permitted only in the AG, Agricultural and RL, Residential Low Density districts, subject to the following standards and guidelines:

1. Primary Level Requirements

The following requirements shall not be varied, even by the Lenox Township Zoning Board of Appeals

- a. A site plan shall be submitted to the Building Inspector for review and approval and building permit obtained by the owners of the property prior to the construction of all ponds, enlargement of an existing pond, or cleaning of a pond that results in the removal of over thirty (30) cubic yards of material.
- b. All ponds shall be inspected 3 times during construction: an initial stake inspection to check setbacks; a rough inspection to check the size, final slopes, and depth; and a final inspection for lift stations, final slopes, grading around the pond, and replacement of vegetation.
- c. There shall be no slope in excess of 5:1 (five feet horizontal to one foot vertical) until the water reaches a depth of five (5) feet, on the beach side of the pond. In no case shall any slope exceed 3:1.
- d. There shall be a minimum setback of twenty-five (25) feet from the edge of the excavation to the nearest point of the house or any accessory building on the same parcel.
- e. All ponds shall require the maintenance of minimum lifesaving devices. A Coast Guard approved life ring attached to 50 feet of suitable rope is mandatory along with one of the following: planks, wooden ladders or wooden poles of at least twelve (12) feet in length.
- f. Where a pond will be used for swimming, a suitable rope with flotation device shall be properly anchored to mark the line along which the pond reaches a depth of five (5) feet.
- g. All excavated soil material must be used on the same parcel as the pond. No materials may be hauled off-site. Excavation materials used for grading around the pond shall not be placed closer than twelve (12) feet to the edge of the excavation.

- h. The pond shall comply with the following minimum setbacks from a septic tank and/or tile disposal field, based upon the soil type:

50 feet – heavy clay soils

75 feet – clay loam, loam, sandy loam soils

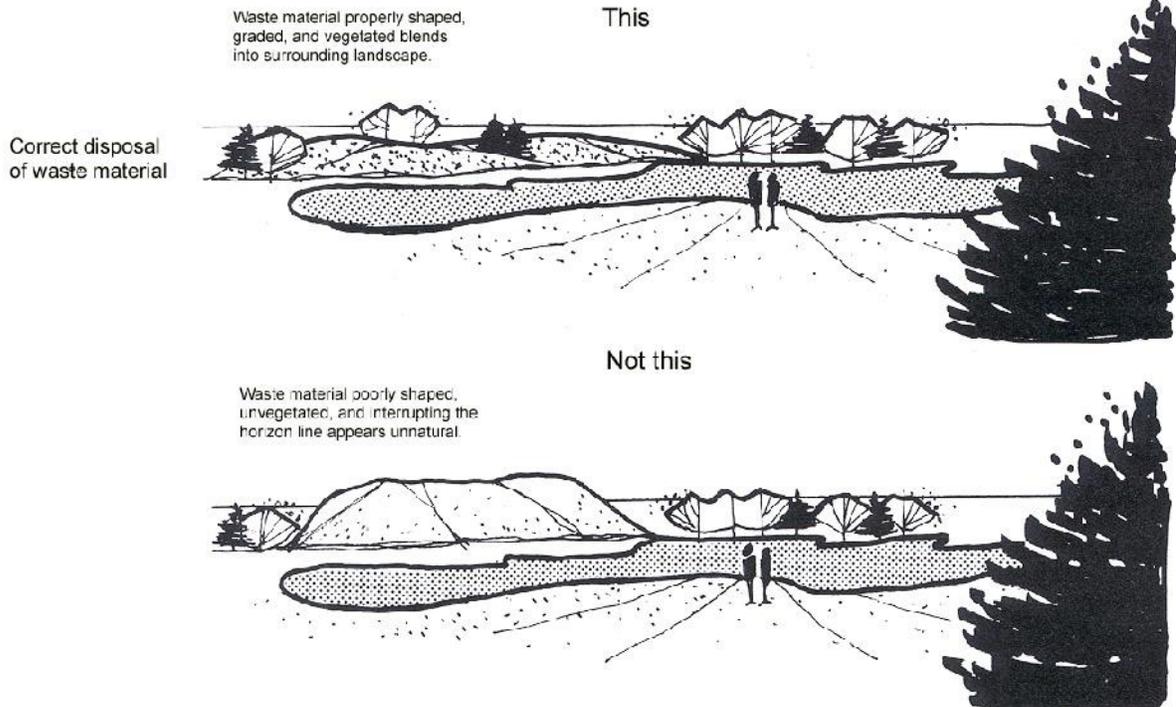
76-100 feet – sandy, loamy sand soils

2. Secondary Level Requirements

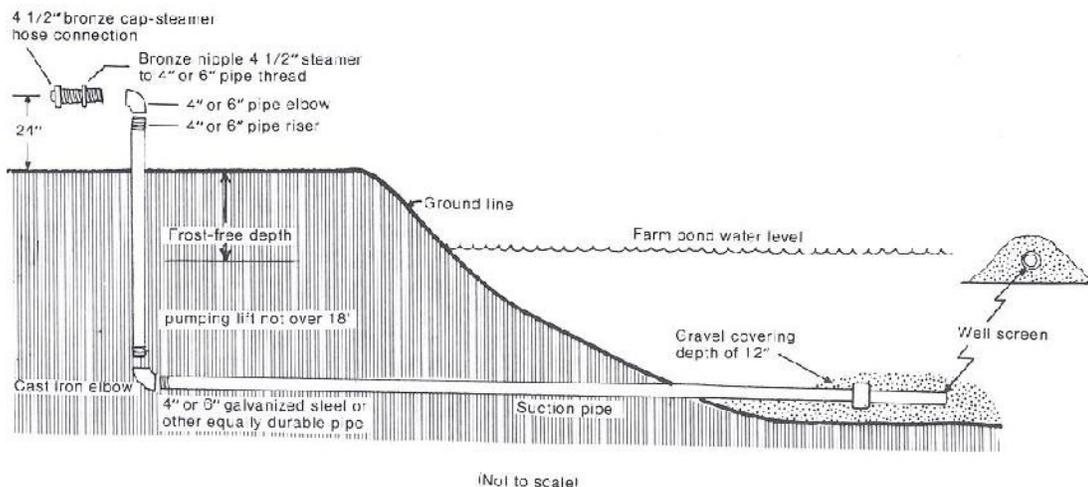
- a. There shall be a minimum setback of one hundred (100) feet from all property lines and street right-of-way lines, based upon the planned future right-of-way as shown on the Township's adopted Thoroughfare Plan.
- b. The minimum depth of a pond shall be twelve (12) feet. To prevent winter fish kills, a depth of fifteen (15) feet is recommended. The maximum depth of all ponds shall be eighteen (18) feet.
- c. The maximum size of any one pond shall not exceed twenty thousand (20,000) square feet and the cumulative total of all ponds on any one parcel of land shall also not exceed twenty thousand (20,000) square feet.
- d. All ponds shall be completed within forty-five (45) days of commencement but not less than sixty (60) days following issuance of the pond permit.
- e. The minimum site size required for the construction of all ponds shall be five (5) acres.
- f. Plans submitted should show the location and approximate depth of any domestic water supply well.

3. Optional Design Guidelines (Recommended For High Quality Ponds)

- a. Where excavated material is used for berms or contouring on-site, the maximum slope of the overburden should not exceed 1:2.
- b. Where excavated material is to be used for berms or other landforms on-site, avoid interrupting the existing horizon with the top of the redistributed overburden.



- c. Where very porous soils are present, an eight (8) inch thick sealer or liner of well-graded material containing at least twenty (20) percent clay should be used for depths of water up to ten (10) feet. For each foot of water over ten (10) feet, increase this thickness by two (2) inches.
- d. During design of the pond, the applicant should take into account the pond's orientation to prevailing winds. Wave action helps reduce unwanted aquatic weed growth.
- e. Installation of a "dry hydrant" is encouraged to assist with fire protection of the owner's property, following the guidelines of Figure 5 in the USDA Agriculture Handbook Number 590.



SECTION 334. OPEN SPACE PRESERVATION OPTION

A. Intent

The intent of the Open Space Preservation Option is to encourage the long-term preservation of open space and natural features and the provision of recreation and open space areas in accordance with P.A. 177 of 2001.

B. Eligibility Requirements

In areas that are served by municipal sewers, eligible properties shall be zoned for three (3) or fewer dwelling units per acre (AG and RL districts). In areas which are not served by municipal sewers, eligible properties shall be zoned for two (2) or fewer dwelling units per acre (AG, RL and RM districts).

C. Density

1. Land meeting the above eligibility requirements may be developed with the same number of dwelling units on a portion of the site, but not more than 50%, that could otherwise be developed under existing ordinances, laws, and rules on the entire land area, as determined by the approving body.

2. Density shall be calculated as follows:

A parallel plan shall be submitted to the approving body in order to establish the maximum permitted density. A parallel plan shall identify how a parcel could be developed, including all roads and other infrastructure improvements, under the conventional development standards of the Township. All unbuildable areas and areas with limitations to development must be accurately identified on the parallel plan including but not limited to wetlands, watercourses, drains, floodplains, steep slopes, habitat areas, woodlands and similar features. The approving body shall make the determination that a parallel plan is acceptable once it meets all applicable Township ordinance requirements and, based on the plan, determine the number of dwelling units that would be permitted under the Open Space Preservation Option. A separate review fee for the parallel plan shall be submitted with the application.

D. Design Requirements

1. A minimum of fifty (50%) percent of the gross site area shall be preserved as permanent open space in an undeveloped state.
2. Permanent open space shall include important natural, environmental, agricultural, and/or cultural features, such as:
 - a. steep slopes,
 - b. wetlands, floodplains, natural watercourses,
 - c. woodlands and wildlife habitat,
 - d. scenic views,
 - e. agricultural or equestrian components,
 - f. historical structures, and historical or archeological sites,
 - g. recreational pathways and facilities,
 - h. buffers from major thoroughfares and more intensive land uses, and
 - i. similar features acceptable to the approving body.
3. Under the Open Space Preservation Option, minimum lot size and width shall be according to the following table, unless the approving body determines that a smaller minimum lot size shall be necessary to comply with the requirements of P.A. 177 of 2001. In such cases the approving body may modify lot area and lot width requirements so as to assist in the creation of open space if the Applicant can demonstrate approval of reduced lot area and width from the County Health Department. In those instances where lot sizes are reduced in accordance with the Open Space Preservation Option, yard requirements for a given lot shall be governed by that zoning district which has minimum lot area and width standards that correspond to the dimensions of the typical lot within the development.

DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM SETBACK				NET BUILDABLE AREA
			FRONT	REAR	LEAST SIDE	TOTAL OF TWO SIDES	
AG, land divisions without sewer	1.0 acre	120'	50'	50'	20'	40'	21,040
AG, subdivision or condominium	0.5 acre	120'	40'	30'	15'	30'	10,035
RL without sewer	0.5 acre	120'	40'	30'	15'	30'	10,035
RL with sewer	7500 sq. ft.	75'	25'	20'	10'	25'	2,750
RM without sewer	0.5 acre	120'	40'	30'	15'	30'	10,035

* Minimum lot area is subject to approval of on-site sewage disposal by the Macomb County Health Department.

4. Open space areas shall be accessible to all lots in the development, either directly, from a pathway system, or from the internal road network. Where the open space is agricultural land, the open space dedication and maintenance agreement shall include limitations on physical access to the open space for non-agricultural purposes and provisions for adequate, unrestricted agricultural, farming, implement or other access necessary for agricultural uses or activities. Access to agricultural use areas shall be separate from residential access to units and open space areas.
5. Preserved open space shall be connected with adjacent open space, public land, and existing or planned pedestrian/bicycle paths, where feasible, as determined by the approving body.
6. Homes shall be visually screened from view along existing roadway corridors, in order to reduce visual impact and the appearance of a compact subdivision in a rural area. A minimum 100-foot buffer area along existing county and State roads shall be maintained for the entire frontage of the development. Only access to new internal roadways shall be permitted to bisect this buffer area. The buffer shall be landscaped in a manner that generally follows Section 300, or maintained in its natural vegetative state if it provides an equivalent level of screening, and will count as part of the required minimum open space.

E. Open Space Maintenance

1. All open space shall remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, restrictive covenant, or other legal means that runs with the land.
2. All open space ownership and maintenance agreements shall be reviewed and approved as to form and content by Township legal counsel prior to acceptance by the approving body.

3. All open space agreements which involve donations of land to the Township or which name the Township as a party to any agreement shall be approved by the Township Board prior to final approval of the development.

F. Review Process

1. All proposed Open Space Preservation Option developments shall be reviewed in compliance with the appropriate procedure for the type of development (lot split, subdivision, site condominium etc.) and in accordance with the development standards in this Section and other applicable ordinances.
2. All open space preservation option plans shall include a resource inventory that contains the following:
 - a. All floodplains, wetlands, and water bodies;
 - b. A woodlands analysis identifying all significant woodlands;
 - c. All wildlife habitat areas.
 - d. An analysis of on-site soils and topography to identify limitations to development; and
 - e. An analysis of the cultural features of the site, such as scenic views, historic structures, patterns of original farm fields, fences or stone walls, recreational uses, archeological sites, and the like.
3. The approving body shall determine that the open space preservation option plan satisfies the intent of Subsection D.2 above.

SECTION 335. PLANNED UNIT DEVELOPMENT DISTRICT**A. INTENT**

The intent of the Planned Unit Development (PUD) District is to provide a degree of flexibility in regard to the use, area, height, bulk, and placement regulations for large-scale developments which qualify as planned unit developments. These may include, but are not limited to, housing developments, shopping centers, industrial parks, office parks, and medical and education campuses, and mixed-use developments. The use, area, height, bulk and placement regulations of this Ordinance are primarily applicable to the usual situation of one principal building on one lot. These requirements would in certain large developments have results that would less serve the public health, safety, and welfare than if a controlled degree of flexibility were allowed. Similarly, a development may be of such large size and unique design or character as to justify permitting certain incidental uses not normally permitted in the zoning district. The Township Board with recommendation from the Planning Commission shall have discretionary authority to consider and modify the applicable minimum requirements of Article 17, Schedule of Regulations as well as the zoning district regulations of this ordinance. Such modifications shall be based upon finding that the PUD meets the standards of approval of Section 335F.

B. QUALIFYING CONDITIONS FOR A PLANNED UNIT DEVELOPMENT

Planned unit developments may be allowed as a zoning classification upon determination that the following criteria are met:

1. A PUD site must be under the control of one owner or group of owners with a unified development plan. Sufficient documentation as specified in Section 335 E. shall be provided to demonstrate that there is a single person or entity with responsibility for the completion of the project in conformity with this Ordinance.
2. A qualifying PUD may be approved in any location within the Township, subject to the development regulations and review process established in this Section and any other applicable ordinances.
3. The minimum PUD site size shall be 20 acres. A smaller area of property contiguous to an approved PUD may be reviewed for addition to that PUD under the major amendment provisions of this Article.
4. The site shall have frontage along and access to a road capable of accommodating anticipated traffic volumes consistent with the specifications provided in the Township's adopted Thoroughfare Plan.

5. The development shall be designed as an entity, intended to be developed in clearly identified phases. Each phase (final PUD site plan) shall meet the requirements of this Ordinance and the Township's Subdivision Regulations. Phasing of the project shall be agreed upon as part of the approved development agreement.
6. The parcel has irregular or unique physical constraints, or significant natural or historic features that might otherwise be lost through conventional development methods.
7. The PUD will provide a complementary mixture of uses or housing types and amenities within a unique, high quality design as determined by the Planning Commission in accordance with the standards of Section 335 C.
8. The proposed type and density of use shall not result in an unreasonable increase in traffic or the use of public services, facilities and utilities in relation to the development permitted under conventional zoning regulations applicable to the site. The applicant may propose to mitigate additional demands on public facilities and services through site design features and infrastructure improvements. Such improvements shall be intended to offset the impacts of the proposed PUD project to assure that the PUD shall not place an unreasonable burden upon the surrounding land and or property owners and occupants.
9. Mixed use PUD's shall be designed to achieve a synergistic relationship between the uses. The various uses shall be integrated with pedestrian and vehicular access systems and open spaces. For all PUD projects, site design elements and amenities shall be developed in a consistent manner throughout the entire site (e.g. landscaping, signs, lighting, etc.).

C. DEVELOPMENT REGULATIONS

The Zoning Ordinance shall provide the basis for regulation and design of all development in the Township. Insofar as the PUD option allows for flexibility of some of the standards of the zoning ordinance, the following development regulations shall apply to all PUD applications.

1. Density. The Township Board, after receiving a recommendation from the Planning Commission, shall determine the overall residential density permitted, based upon the guidance provided by the Township's adopted Master Plan. The Planning Commission and Township Board shall consider whether the PUD proposal will meet one or more of the following desired characteristics:

Density calculations shall be based upon the net buildable area which consists of the portion of the site which is not encumbered by regulated wetlands, lakes or streams, public road rights-of-way, easements, or other existing or proposed features that would prevent the construction of a building or use of the site for residential purposes.

- a. Exhibits extraordinary design excellence, examples of which include but are not limited to: innovative energy efficient design; provision of additional usable open space above the required amount; added improvements to assure vehicular and pedestrian safety; amenities or site features to assure a long-term aesthetically pleasing appearance;
 - b. Provides high quality architectural design through the use of natural and durable building materials (such as brick and stone) recessed, side entry or rear entry garages, or substantial variation in building elevations;
 - c. Provides landscaping and buffering from adjacent sites and from non-residential land uses within the proposed PUD that significantly exceed the requirements of the ordinance;
 - d. Preserves and restores historic structures or involves the reclamation of site features which may include the reclamation of land that has been previously mined ; and
 - e. Other public benefits as demonstrated by the applicant.
2. Open Space Standards. All PUD proposals with residential land uses shall maintain a minimum of 20% of the gross area of the site as permanent usable open space, guaranteed by an irrevocable covenant that is found acceptable to the Township Board and Township Attorney. The following design requirements apply:
- a. Depending upon the size of the property and the quality of the natural features up to 50% of the existing wetland, flood plain, open water bodies, and "wet" storm water detention/retention areas on the site may be counted as part of the open space required for a PUD with residential land uses. Detention ponds or drainage facilities that do not provide a natural appearance and are not incorporated into the overall plan as an amenity, as determined by the Township, shall not be included as required open space.
 - b. Qualifying open space must be interconnected, scattered inaccessible remnant lands shall not be considered usable. Open spaces shall be clearly identified and provide access to the site's most important natural features. Proposed pathways shall link to existing and planned greenways as established in the Township's Master Plan.
 - c. Usable open space shall not include the area of any public or private road, the area of any easement providing access to the site, or the area of any commercial recreation use (such as a golf course).

- d. In addition to the preservation of the most important natural features, where possible additional open space shall be located and designed to achieve the following:
1. Preserve or create a buffer from adjacent land uses where appropriate;
 2. Maintain existing natural viewsheds; and
 3. Open space shall be located within prominent and highly visible areas of the development, such as at the terminus of key views along roads, at the intersection of arterial or collector streets, at high points or centrally located within a residential area.
- e. Additional non-contiguous open space may be attached to a Planned Unit Development request in accordance with the provisions of Public Act 184 of 1943 Section 16.c (3).
- f. The useable open space shall be set aside by the developer through an irrevocable conveyance, such as deed restrictions or covenants that run with the land or through a conservation easement, assuring that the open space will be developed according to the site plan and never changed to another use. Such conveyance shall:
1. Indicate the proposed use(s) of the required open space.
 2. Indicate how the leisure and recreation needs of all segments of the population residing in or using the planned development will be accommodated.
 3. Set forth the provisions for the joint maintenance of the privately owned open space among those private property owners with an interest in the open space.
 4. Establish maintenance standards and a maintenance schedule.
 5. Provide for the assessment of the private property owners by Lenox Township for the cost of maintenance of the open space in the event that it is inadequately maintained or becomes a public nuisance.
 6. If accepted by the Township Board the open space may be conveyed to the Township for the use of the general public.

3. Dimensional Standards. The applicant shall provide a table that clearly identifies the proposed development standards for each type of development including lot area, width, setbacks, density, building height, building separation, and the like. Such table shall indicate which zoning district the standards are based upon and provide adequate justification for the consideration of the approving body. Lot area, width and setbacks shall be subject to approval of the Township Board, after recommendation by the Planning Commission. The following standards shall apply:
 - a. Dimensional standards shall be based on sound planning and design principles in accordance with the considerations of Section 335F.
 - b. Any detached single family structure shall be located at least twenty (20) feet from any other detached single family structure. Approved modifications to side yard setbacks for single family structures shall not result in side yards less than nine (9) feet.
 - c. Multiple family residential uses shall comply with all spacing requirements specified in Article 17, Schedule of Regulations and development regulations provided in the RH zoning district.
 - d. Non-residential buildings shall be located at least one hundred (100) feet from any residential buildings.
 - e. Office, commercial, research and development, and industrial land uses shall comply with all dimensional requirements specified in Article 17, Schedule of Regulations, and development regulations for the least intensive zoning district that permits a proposed land use. Modification to these building spacing requirements may be approved by the Township Board upon making the determination that alternative building spacing requirements would be more appropriate because of the particular design and orientation of buildings.
4. Building Appearance Standards. The PUD Review process shall place significant emphasis on the quality of architectural design and exterior building materials. Building materials such as brick and stone are strongly encouraged.
5. Site Design Standards. The Planning Commission and Township Board shall consider the following aspects of the overall site design: perimeter setbacks and berming; thoroughfare, drainage and utility design; underground installation of utilities; quality of pedestrian circulation system including access to and from thoroughfares and parking areas; internal roadway design; the achievement of a coordinated development with regard to signage, lighting, landscaping and building materials; quality and effectiveness of noise reduction and visual screening methods, particularly where non-residential development is proposed adjacent to off-site residentially zoned or used property.

6. Use Standards. Where the subject site is surrounded by residentially zoned property, no industrial uses shall be permitted. Furthermore, non-residential uses may comprise up to 20% of the land area provided the Planning Commission finds that the appropriate buffering between residential and non-residential land uses is provided. Where the surrounding zoning is IR or IC, no residential land uses shall be permitted.
7. Compatibility Standards. The proposed uses and design of the PUD development shall be harmonious with the character of the surrounding area in terms of density, intensity of use, size and height of buildings, architecture and other impacts.
8. Infrastructure. The uses and design shall be consistent with the available capacity of the existing street network and utility systems or the applicant shall upgrade the infrastructure as required to accommodate the proposed PUD.

D. PUD APPLICATION AND REVIEW

All PUD applications shall follow a three-step review process including a Pre-Application Conference, Conceptual PUD Site Plan review and approval, and Final PUD Site Plan review and approval. The approval of a planned unit development application shall require an amendment to the Zoning Ordinance to apply the "PUD" Planned Unit Development designation to the property. A detailed explanation of the review procedures follows:

1. The applicant shall request a Pre-Application Conference with Township Staff and Consultants to informally discuss the proposed development. The purpose of such conference is to facilitate the review of the PUD proposal in a timely manner and to provide the applicant with direction in preparing the Conceptual PUD Site Plan Application and supporting materials.
 - a. Prior to the Pre-Application Conference, the applicant must submit a sketch plan of the proposed development, a legal description of the property in question including the total number of acres in the project area; a description of the estimated number of units and the approximate number of acres to be occupied by each type of use; the number of acres to be preserved as open or recreational space; and, all known natural resources and natural features to be preserved.
 - b. The Township shall charge a fee for the conference to cover administrative and consultant costs. No formal action shall be taken at a Pre-Application Conference. Advisory comments shall be provided to assist the applicant in the formalization of the application materials.

2. The applicant shall prepare and submit to the Township a request for PUD approval with a Conceptual PUD Site Plan meeting the submittal requirements of Section 335 E and fifteen (15) copies of an Impact Assessment developed in accordance with Section 330. The conceptual PUD application shall include a Traffic Impact Study as required by Section 336 B.
3. The Planning Commission shall set a date for a public hearing after the submittal requirements of Section 335 E. have been met. Notice of the public hearing shall be given by two (2) publications in a newspaper of general circulation in the Township. The first notice shall be given not less than twenty (20) and not more than thirty (30) days before the public hearing date and the second not more than eight (8) days before the date of the hearing, in accordance with the Township Zoning Act (P.A. 184 of 1943, as amended). The notice shall specify that the Township is considering both an amendment to the Zoning Map (to add the PUD designation for the subject site) and the Conceptual PUD Site Plan. The Planning Commission shall conduct the public hearing, and submit a written recommendation on the requested PUD re-zoning, Conceptual PUD Site Plan, and draft development agreement to the Township Board based on the review standards of Section 335 F.
4. Within 60 days after the Township Board receives a recommendation from the Planning Commission, the Township Board shall review the proposed PUD application and either approve, deny, or approve with conditions the PUD. The Township Board shall consider the recommendations made by the Planning Commission and all Township Consultants in making a decision to approve or deny the PUD and final draft of the development agreement. Prior to making a final decision the Township Board may require the applicant to resubmit a revised conceptual site plan for approval to the Planning Commission. As part of the PUD approval, the Township Board and the applicant shall enter into a written development agreement outlining the terms of approval and specifying conditions of approval.
5. Final PUD Site Plans. Approval of the PUD, Conceptual PUD Site Plan and development agreement by the Township Board confer upon the property owner the right to submit final site plans for each phase of the project in accordance with the site plan review process outlined in Section 305 or as specified in the approved development agreement. If application for Final Site Plan approval is not requested within two (2) years of the date of PUD approval , such approval shall expire, the property shall revert to its previous zoning category, and resubmittal of the Conceptual PUD application shall be required. The Township Board may, at its discretion, upon application by the owner in writing prior to the expiration date, and for cause shown, provide for up to two (2) successive twelve (12) month extensions.
6. Effect of Approval - The approval of a Final PUD Site Plan shall allow the Building Inspector and/or Zoning Administrator to issue zoning compliance permits in conformity with the application as approved.

E. CONCEPTUAL PUD SUBMITTAL REQUIREMENTS

The purpose of the Conceptual PUD review is to provide a mechanism whereby the applicant can obtain approval of the proposed project in concept and then prepare final site plan and engineering documents. Submittal requirements for Conceptual PUD Site Plan review are listed below.

1. Current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, such as an option or purchase agreement.
2. A completed application form and an application fee. A separate escrow deposit may be required for administrative charges to review the PUD submittal.
3. Fifteen (15) copies of an Impact Assessment meeting the requirements of Section 330.
4. A Traffic Impact Study, prepared by a registered professional engineer (P.E.), certified planner, (AICP) or professional community planner (PCP), shall be provided to the Planning Commission in accordance with Section 336. The Planning Commission or Township Board may request that the applicant provide a market study demonstrating the market demand and feasibility of the proposed PUD project.
5. Sheet size of submittal drawings shall be at least 24 inches by 36 inches, with graphics at an engineer's scale. The applicant shall also submit a set of plans on 11" X 17" sheets, with at least one sheet in color, highlighting landscaped and open space areas.
6. Cover Sheet providing:
 - a. the applicant's name;
 - b. the name of the development;
 - c. the preparer's name and professional seal of architect, engineer, surveyor or landscape architect indicating license in the State of Michigan;
 - d. date of preparation and any revisions;
 - e. north arrow;
 - f. property lines and dimensions;
 - g. complete and current legal description and size of property in acres;
 - h. small location sketch of the site and area within one mile; (drawn to scale);
 - i. existing zoning and current land use of applicant's property and all abutting properties and properties across any street from the PUD site;
 - j. lot lines and all structures on the property and within one-hundred (100) feet of the PUD property lines;
 - k. location of any access points on both sides of the street within three- hundred (300) feet of the PUD site along streets where access to the PUD is proposed.

7. A Plan Sheet(s) labeled Existing Site Conditions, including: the locations of existing buildings and structures; rights-of-way and easements; significant natural and historical features; existing drainage patterns (by arrow); surface water bodies and floodplain areas; wetlands over two acres in size; the limits of major stands of trees; and a tree survey indicating the locations, species and caliper of all trees with a caliper over eight (8) inches, measured four feet above grade. The detailed tree survey may be delayed until final site plan review, if approved by the Township Board, following review and a recommendation by the Planning Commission, if the applicant provides an outline of a tree preservation program. This sheet shall also illustrate existing topography of the entire site at two (2) foot contour intervals and a general description of grades within one-hundred (100) feet of the site. A reduced copy of this sheet may be included in the Impact Assessment.

8. A Conceptual PUD Site Plan Sheet including:
 - a. Conceptual layout of proposed land uses, acreage allotted to each use, road layout, parking area, open space. Residential developments shall specify the overall density proposed in a table including dimensional standards. Such density shall demonstrate consistency with the Township's Master Plan. Regulations shall be generally consistent with residential zoning ordinance standards referenced in the development agreement as well. The applicants shall include a concise statement indicating the proposed approach employed to support the objectives and intent of this ordinance.

 - b. If a multi-phase Planned Unit Development is proposed, identification of the areas included in each phase and a demonstration that each phase shall meet the requirements of this Ordinance and all other applicable ordinances. For residential uses, the number, type and density of housing by phase shall be identified.

 - c. The Conceptual PUD Site Plan shall illustrate the building footprint and square footage of each non-residential structure as well as the road layout, parking area and open space.

 - d. General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees over eight inches in caliper to be retained, and any woodlands that will be designated as "areas not to be disturbed" in development of the PUD.

 - e. A preliminary layout of contemplated storm water drainage, detention pond location, water supply and wastewater disposal systems, any public or private easements, and a note of any utility lines to be removed.

- f. If all or part of the PUD project is expected to be a platted subdivision, the Final PUD Site Plan for that phase shall also meet all the submittal requirements for a tentative preliminary plat, as described in the Township Subdivision Regulations.
 - g. The Township Board, after review and recommendation by the Planning Commission shall establish the development standards, including setbacks, lot sizes and overall density based on the information submitted by the applicant. Each final site plan shall comply with the approved PUD standards recorded in the development agreement.
9. A written narrative describing the recognizable and substantial public benefit to be provided to the project and the community as a whole as part of the proposed PUD Development Plan.

F. STANDARDS FOR APPROVAL OF CONCEPTUAL PUD SITE PLAN

Based upon the standards below, the Planning Commission may recommend approval, approval with conditions, or denial and the Township Board may approve, approve with conditions or deny the proposed planned unit development. Upon the approval of a Conceptual PUD Site Plan by the Township Board, the property shall be designated as Planned Unit Development zoning on the Official Zoning Map.

1. The planned unit development meets the qualification and project design requirements of Sections 335 B and 335 C.
2. The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses. The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment.
3. The conceptual plan shall demonstrate consistency with the Township's adopted Master Plan with regard to density and land uses proposed. The proposed development standards for lot area, width, setbacks, density, building height, building separation, and the like shall be incorporated into an agreed upon schedule of regulations within the PUD agreement.
4. If the PUD includes a platted subdivision, the final site plan for the phase including the platted subdivision will comply with the Township Subdivision Regulations and the requirements of the Macomb County Road Commission. A Conceptual PUD Site Plan that complies with the Township Subdivision Regulations may be considered a tentative preliminary plat should the applicant desire a concurrent review process. Alternatively, the applicant may submit the tentative preliminary plat at a later date, following approval of the Conceptual PUD Site Plan.

5. The proposed development not have an adverse impact upon the Township's Master Plan and is consistent with the Master Plan's spirit and intent, as well as the spirit and intent the Township's Zoning Ordinance.
6. The PUD location, density, adequacy of schools, parks, and other public facilities, traffic volumes and circulation, compatibility with existing development, adequate provision for light and air, and accessibility for fire and police protection.
7. Judicious effort has been used to protect and preserve significant natural and historical features, surface and underground water bodies and the integrity of the land.
8. Public water and sewer facilities are available or planned in accordance with the Township Water and Sewer Ordinance. The use of public services and facilities as proposed will not have an adverse impact on surrounding property
9. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site will be provided. Drives, streets, and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points.
10. The planned unit development will result in a recognizable and substantial benefit² to the ultimate users of the project and to the community, as demonstrated by the applicant, where such benefit would otherwise be unfeasible or unlikely to be achieved if strict application of the Ordinance requirements were applied.

² *Benefit, Recognizable and Substantial.* A clearly-demonstrated benefit, both to the ultimate users of the property in question and to the community, which would reasonably be expected to accrue, taking into consideration the reasonably foreseeable impacts of the proposed development and use(s); including, without limitation: long-term protection and/or preservation of natural resources and natural features and/or important historical and/or architectural features of a significant quantity and/or quality in need of protection or preservation on a local, state and/or national basis; reducing to a significant extent the nonconformity of a nonconforming use or structure, i.e., modification of a nonconforming use or structure so that, to a significant extent, it is rendered more conforming, or less offensive, to the zoning district in which it is situated; and provision of a significant public facility or similar public infrastructure improvement that provides benefits to the community beyond the boundaries of the PUD. The Applicant must demonstrate this benefit as part of their development proposal.

G. FINAL PUD SITE PLAN SUBMITTAL PROCEDURES AND APPROVAL.

The purpose of the PUD final review is to consider whether the Final Site Plan and Impact Statement for each phase of the PUD is consistent with the approved Conceptual PUD Site Plan. Upon receiving approval for the overall Conceptual PUD Site Plan the applicant may seek Final PUD Site Plan approval for the individual buildings or project components in phases, subject to consistency with the Township Board-approved Phasing Plan adopted as part of the approved Development Agreement. Receipt of a building permit shall require signoff by the Township Planning Commission and Building Department.

1. The final submittal shall include the materials required by Section 305, Site Plan Review, plus the following:

- a. A copy of the approved Development Agreement, recorded with the Macomb County Register of Deeds, that describes the terms and conditions of the approval and the rights and obligations of each party.
 - b. A separately delineated specification of all the PUD development regulations applicable to the uses and development proposed.
2. Detailed site plans for each building project or phase shall then be reviewed according to the procedures and standards of Section 305, Site Plan Review, or the Township Subdivision Regulations for any platted portion of the PUD.
 3. Each final PUD site plan shall be reviewed by the Planning Commission according to the procedures outlined in Section 305, Site Plan Review. The Planning Commission shall make a recommendation to the Township Board which shall have the authority to approve the final PUD site plan unless waived as part of the original PUD agreement. The design and proposed uses shall be consistent with the approved conceptual PUD site plan and the approved PUD agreement. The approving body may require an updated version of the impact assessment for an individual phase if the proposed use or layout has changed from the approved concept plan.
 4. For any condominium section of a PUD, the applicant shall provide a copy of the Master Deed and Condominium Association Bylaws for review by the Township Attorney and Planner prior to approval by the Township Board. The condominium documents shall provide limits on use of common areas or open space accessory structures such as swimming pools, decks, playground equipment and buildings. A plan shall be provided indicating the limits of such accessory structures within a defined envelope.

H. SCHEDULE OF CONSTRUCTION

1. To ensure that planned unit developments are constructed in an orderly manner and, further, to ensure that the planned unit development approach is not used as a means of circumventing restrictions on the location or quantity of certain types of land use, non-residential structures and uses not otherwise permitted on a property planned for residential development in the Township's Master Plan shall not be constructed until at least twenty-five (25) percent of the residential buildings have commenced construction. To qualify, residential structures must have valid building permits. For property identified for non-residential use in the Master Plan, , not more than twenty-five (25) percent of the site shall be developed for uses not otherwise permitted in the corresponding non-residential zoning district until an equal percentage of the site has been developed for permitted non-residential uses. For purposes of carrying out this provision, the percentage shall be approximations as determined by the Township Board, following review and a recommendation by the Planning Commission, based on the floor area and land area allocated to each use. Such percentages may be varied by the Township Board.
2. Final site plan approval of a PUD phase, or a building within a PUD shall be

effective for a period of two (2) years. Further submittals under the PUD procedures shall be accepted for review upon a showing of substantial progress in development of previously approved phases, or upon a showing of good cause for not having made such progress.

3. In the development of a PUD, the percentage of one-family dwelling units under construction, or lots sold, shall be at least in the same proportion to the percentage of multiple family dwelling units under construction at any one time, provided that this Section shall be applied only if one-family dwelling units comprise twenty-five percent (25%) or more of the total housing stock proposed for the PUD.

I. APPEALS AND VIOLATIONS

1. The Board of Appeals shall have the authority to hear and decide appeal requests by individual property owners for dimensional, bulk, & height variances from the Lenox Township Zoning Ordinance. However, the Board of Zoning Appeals shall not have the authority to reverse an order or decision of the Township Board, change conditions imposed by the Township Board or make interpretations related to the PUD site plan or Development Agreement.
2. A violation of the PUD plan shall be considered a violation of this Ordinance.

J. AMENDMENTS AND DEVIATIONS FROM APPROVED PUD SITE PLAN

Deviations from the approved PUD Site Plan may occur only when an applicant or property owner who was granted PUD Site Plan approval notifies the Planning Commission of the proposed amendment to the approved Conceptual PUD Site Plan in writing, accompanied by a site plan illustrating the proposed change. The result shall be received prior to initiation of any construction in conflict with the approved PUD Site Plan.

1. Procedure. The Planning Commission shall determine whether the change is major, warranting review by the Township Board, or minor, allowing Planning Commission approval, as noted below.
2. Minor changes. The Planning Commission may approve the proposed revision upon finding the change would not alter the basic design nor any condition imposed upon the Conceptual PUD Site Plan approved by the Township Board. The Planning Commission shall advise the Township Board of such approval in writing. The Planning Commission shall consider the following when determining a change to be minor.

- a. For residential buildings, the size of structures may be reduced; or increased by five percent (5%), provided the overall density of units does not increase and the minimum square footage requirements are met.
- b. Gross floor area of non-residential buildings may be decreased or increased by up to five percent (5%) or 10,000 square feet, whichever is smaller.
- c. Floor plans may be changed if consistent with the character of the use.
- d. Horizontal and/or vertical elevations may be altered by up to five percent (5%).
- e. Relocation of a building by up to five (5) feet, if consistent with required setbacks and other standards.
- f. Designated "Areas not to be disturbed" may be increased.
- g. Landscape plantings approved in the Conceptual PUD Site Plan may be replaced by similar types of landscaping on a one-to-one or greater basis. Any trees to be preserved, which are lost during construction, may be replaced by at least two (2) trees of the same or similar species.
- h. Improvements or slight relocation of site access or circulation, such as inclusion of deceleration lanes, boulevards, curbing, pedestrian/bicycle paths, etc.
- i. Changes of building materials to another of higher quality, as determined by the Planning Commission.
- j. Slight modification of sign placement or reduction of size.
- k. Internal rearrangement of parking lot that does not affect the number of parking spaces or alter access locations or design.
- l. Changes required or requested by the Township, County or State for safety reasons.

3. Major Changes. Major changes include but are not limited to such things as density revisions, a reduction in open space, changes in use or site size. Where the Planning Commission determines the requested amendment to the approved Conceptual PUD Site Plan is major, or if there is a request to expand the land area included within the PUD, submittal of an amended application for review and approval by the Township Board is required. If the Township Board determines that the proposed modifications to the Conceptual PUD Site Plan significantly alter the intent of the approved PUD Site Plan or significantly modify the on-site or off-site impacts of the Plan, a revised Conceptual PUD Site Plan shall be submitted according to the procedures outlined in this Section, including a new public hearing and review and recommendation by the Planning Commission prior to Township Board action. If the PUD is being expanded in size, the previously submitted impact assessment and traffic study shall be updated to reflect new conditions and the expected impacts associated with the subject area.

K. DEVELOPMENT AGREEMENT

Concurrent with the approval of a Conceptual PUD Site Plan, the applicant and Township Board shall enter into a Development Agreement that describes the terms and conditions of the approval and the rights and obligations of each party. The Development Agreement may be approved by the Township Board immediately following approval of the Conceptual PUD Site Plan or it may be placed on an subsequent agenda of the Township Board. The applicant shall reimburse the Township for all fees for Township legal counsel and consultant participation in the development agreement. The approved Development Agreement shall be recorded with the Macomb County Register of Deeds. In the event that the Conceptual PUD Site Plan requires a major amendment, the Development Agreement shall be amended to reflect the approved changes and recorded as provided in Section 335 G.1. Action to amend a Development Agreement requires approval by the Township Board.

SECTION 336. TRAFFIC IMPACT STUDIES

A. Intent.

Lenox Township recognizes the direct correlation between land use decisions and traffic operations. Traffic impact studies assist in coordinating land use and transportation planning by forecasting the potential generation of new vehicular traffic; evaluating proposed access plans and identifying driveway-related road improvements at the site plan review stage; and identifying off-site road improvements needed to accommodate future traffic patterns. The intent of this section is to establish warrants for determining when traffic impact studies should be done, as well as minimum standards for the conduct and reporting of such studies.

B. Required Study by Type.

Traffic impact studies generally consist of three types, a Rezoning Traffic Study (RTS), Traffic Impact Assessment (TIA), or Traffic Impact Statement (TIS). The content of each study type is broadly described below, along with the warranting conditions.

1. **Rezoning Traffic Study.** An RTS describes relevant existing traffic conditions and compares the potential trip generation of a site's use under existing and proposed zoning classifications. An RTS is required for any proposed change to the zoning map that is either (1) inconsistent with the Township's Master Plan, or (2) involves other than residential down-zoning.
2. **Traffic Impact Assessment.** A TIA describes existing and likely future traffic conditions both with and without a site developed in specific proposed manner. The evaluation of traffic impacts is limited to overall trip generation and the operation of the proposed site access drive(s). A TIA is required if the proposed use(s) would generate (1) 500-749 driveway trips per day or (2) 50-99 peak-hour, peak-direction driveway trips.
3. **Traffic Impact Statement.** A TIS is similar to a TIA but includes off-site intersections and other critical road features more impacted due to a proposed use's greater amount of trip generation. It may also be appropriate to evaluate impacts at an off-site location due to ongoing congestion or safety problems, or because a road redesign is pending and should account for potential land use changes in the area. A TIS is required if the proposed use(s) would generate (1) 750 or more driveway trips per day or (2) 100 or more peak-hour, peak-direction driveway trips.
4. **Determination of Need.** The Township's Traffic Engineering Consultant will certify the type of traffic impact study required (if any), by signing a Determination of Need form completed by the Applicant or Applicant's traffic consultant. The form to be used for this purpose will be approved by the Township Board and may be obtained from the office of the Township Clerk.

C. **Preparation and Submittal:** All traffic impact studies must be planned and conducted in close cooperation with Township staff and/or designated Township consultants.

1. **Qualifications of Preparer and Reviewer.** The person responsible for preparing a traffic impact study shall (1) have at least three years of recent experience preparing such studies, where that work has comprised a major portion of the Preparer's professional experience; (2) be an Associate (or higher) member of the Institute of Transportation Engineers; and (3) be a registered Professional Engineer (P.E.) in Michigan, certified Professional Traffic Operations Engineer (PTOE), and/or certified community planner (AICP or PCP). The person designated by the Township to review a submitted study shall have the same qualifications.

2. **Approval of Scope.** Using a form approved by the Township Board, the Preparer shall complete and submit to the Traffic Engineering Consultant a Traffic Impact Study Worksheet. This worksheet will (1) detail the trip generation forecast used to determine the need for the study; (2) identify candidate off-site intersections (if any) based, in part, on projected site traffic constituting 5% or more of existing traffic; (3) propose specific growth rates and other developments to be considered in forecasting future background traffic (if any); (4) describe the method to be used in distributing site-generated traffic; and (5) confirm an awareness of other study methodology requirements. The Preparer should verify that the completed worksheet is satisfactory prior to continuing work on the study. Studies submitted without such verification will not be reviewed in detail or approved.
 3. **Submittal of Report.** Unless waived by the Planning Commission, traffic impact studies must be submitted to the Township at least 30 days prior to the associated rezoning or development proposal appearing on the agenda for a Site Plan Committee or public meeting. This lead time is needed to ensure the distribution of the report to the Reviewer; study review and the preparation of review comments; and the distribution of the review comments to appropriate Township officials. The Planning Commission will inform the Applicant when the traffic impact study has been approved, at which time the Applicant or Applicant's traffic consultant shall also submit the approved study to the Road Commission of Macomb County and/or Michigan Department of Transportation (MDOT), as appropriate (based on agency jurisdiction over the road(s) abutting the subject site). If revisions or additions to the initial report are required, they shall be made and approved before the report is accepted by the Township and forwarded to the responsible road agency(ies).
- D. **Traffic Impact Study Contents:** All studies should be consistent with the state of the practice, as outlined in such publications as *Evaluating Traffic Impact Studies – A Recommended Practice for Michigan Communities (ETIS)*, sponsored by MDOT, et al.). Required content by study type is indicated in the table below. The composition of individual content items is detailed in paragraphs a through n.
1. **Describe Requested Rezoning or Proposed Use(s).** When rezoning is requested, the study shall identify a range of feasible permitted uses under existing zoning as well as a range of feasible permitted uses under the proposed new zoning; justify the use sizes assumed within each range; and ensure that the sized uses represent a reasonably robust range of potential trip generation. When a site plan or plat is proposed as opposed to a rezoning, the study shall include (where feasible) the conceptual site plan or plat assumed as the basis for the study, along with the anticipated phasing and build-out year(s) for the development.

2. Describe Site, Surroundings, and Study Area. At a minimum, existing abutting land use(s) and roadway conditions shall be described. If off-site intersections have been identified and approved via the TIS Worksheet (Sec.332.3.b), the study area inferred by those intersection locations shall be similarly described. Special attention should be paid to features potentially affecting the required provision of safe and efficient site access, such as road alignment and sight distance limitations; speed limits; surface type; lane configuration and traffic control devices; existing or approved intersections and driveways within 300 ft of the proposed site access points (on both sides of abutting road(s)); and compliance or non-compliance with established access- management standards.

CONTENT REQUIREMENTS BY TRAFFIC STUDY TYPE			
<u>CONTENT ITEM</u>	Required for		
	Rezoning Traffic Study	Traffic Impact Assessment	Traffic Impact Statement
Describe Requested Rezoning or Proposed Use(s)	X	X	X
Describe Site, Surroundings, and Study Area	X	X	X
Obtain and Evaluate Current Traffic Data: Daily Traffic Volumes (latest available) Hourly Traffic Volumes (generally new counts) Other Data if Indicated in Letter to Applicant	X	X	X
Describe Anticipated Future Changes to Area Land Uses and Roads	X	X	X
Forecast Future Background Traffic Volumes		X	X
Forecast Driveway Trip Generation in Manner Recommended by Institute of Transportation Engineers	X	X	X
Discount Driveway Trips as Appropriate	X	X	X
Forecast and Compare Trip Generation by Uses Permitted within Existing and Proposed Zoning Districts	X		
Develop Reasonable Trip Distribution Model(s)		X	X
Assign Generated Trips and Forecast Future Total Traffic		X	X
Determine Minimum Warranted Access Improvements		X	X
Evaluate Peak-Hour Traffic Impacts		X	X
Identify and Evaluate Any Needed Capacity Mitigation		X	X
Recommend Road Improvements At Access Point(s) (including Driveway Lanes) At Off-Site Intersection(s) (as required)		X	X

- 3. Obtain and Evaluate Current Traffic Data.** For all three traffic study types, the Preparer shall obtain the latest available daily traffic counts for area roads, and determine (where possible) the proportion of traffic within the AM and PM peak hours (the *K-factor*). For Impact Assessments and Impact Statements, new peak-period manual counts shall be made at all selected off-site intersections, including those opposite proposed site access points, unless waived by the Traffic Engineering Consultant. Any new counts shall be made on a Tuesday, Wednesday, or Thursday of a non-holiday week unless the nature of the proposed use requires otherwise (such as Saturday for a major shopping center). To the extent feasible, counts should be made during average or higher-than-average volume conditions. In rare situations, seasonal adjustments may be permitted to ensure that an adequately representative volume condition is addressed. The locations, days, and time periods selected for the manual volume counts will be predetermined and documented on the TIS Worksheet. If any special counts (e.g., of trucks, gaps, speeds, crashes, etc.) are proposed or required, such will be indicated in a separate letter.
- 4. Describe Anticipated Future Changes to Area Land Uses and Roads.** All traffic studies shall document pending changes, other than the proposed site development, that might influence future traffic conditions. These changes should include but not necessarily be limited to (1) other developments that could increase traffic at the selected off-site intersections by 5% or more, and (2) planned road improvements in the study area, with those actually approved and funded clearly distinguished from other improvements merely discussed or recommended.
- 5. Forecast Future Background Traffic Volumes.** To provide an appropriate basis for expressing the traffic impacts of a proposed development, current traffic volumes shall always be projected to the earliest subsequent year in which it would be reasonable to expect full occupancy of the development. This creates a so-called background traffic scenario, wherein recent traffic trends have continued or new expected trends have evolved, but the subject site hypothetically remains undeveloped. The TIS Worksheet must be used to predetermine and document the general growth rate and specific background developments to be considered in established the background traffic scenario.

- 6. Forecast Driveway Trip Generation.** Unless waived by the Review Consultant, forecasts of driveway trip generation must be based on data and methodology found in the latest editions of the following two ITE publications: *Trip Generation* (rate data) and *Trip Generation Handbook – An ITE Recommended Practice* (methodology and pass-by percentages; hereafter referred to as the *Handbook*). The *Handbook's* recommended procedure for choosing between *Trip Generation's* average rates and regression equations should be followed, with the exception that no regression with a correlation coefficient (R²) of less than 0.75 shall be used, regardless of sample size. Regardless of which statistical approach is taken (average rates or equations), it is critical that (1) the size of the development under analysis be within the range of ITE's sample data (especially important when the illustrated regression equation is non-linear); (2) the line representing the weighted average rate or regression equation lie within the cluster of data points near the size of the development site; and (3) a regression equation with a non-zero intercept not be applied for small developments (to avoid illogical results). The Preparer should contact the Traffic Engineering Consultant if questions arise regarding the best forecasting method or what to do when ITE data appear unsuitable.
- 7. Discount Driveway Trips as Appropriate.** For some land uses, such as those involving shopping or dining, it may be appropriate to reduce (1) the above-predicted number of trips at site access points, due to transit usage or so-called "internal or downtown capture" (i.e., walking trips), or (2) the number of new driveway trips assumed to pass through off-site intersections, due to "pass-by or diverted" traffic (drivers already using area roads en route to primary destinations elsewhere). Driveway trips less pass-by and diverted trips are known as "new" or "primary" trips. The percentages of total driveway trips assumed in each of the above categories (if any) will be predetermined and documented via the TIS Worksheet. To be conservative, the pass-by percentages recommended in *ETIS* should be used as applicable; in no cases shall percentages larger than the averages found in the *Handbook* be used.
- 8. Forecast and Compare Trip Generation by Uses Permitted within Existing and Proposed Zoning Districts.** This item is to be completed only for Rezoning Traffic Studies. Where site development under *existing* zoning could involve more than a single density or development size, at least two uses representing a range of potential trip generation must be identified and evaluated. For the proposed *new* zoning, at least one assumed development must be forecasted to generate a quantity of trips near the higher end of what might be generated by all feasible uses permitted under that new zoning (the use envisioned by the rezoning Applicant may or may not meet this requirement). The report must explain in some detail the planning and traffic engineering bases of the assumed development scenarios. The trip generation comparison must address the total number of driveway trips generated by the site, and if applicable, the number of new (or primary) trips passing through all off-site intersections (if less than total driveway trips).

9. **Develop Reasonable Trip Distribution Model(s).** The method(s) used to distribute site-generated traffic among specific movements at the site drives and various off-site intersections evaluated should be explained in some detail. For instance, it is insufficient to simply state that the trip distribution modeling is “based on existing traffic patterns”; the superficial application of this concept may result in all trips being modeled as if they were pass-by trips. Generally, new (primary) trips should be modeled *separately* from pass-by trips, since the former return to their origin (by definition), as opposed to exiting in the direction they were traveling prior to entering. Refer to the *Handbook* chapter entitled “Pass-by, Primary, and Diverted Linked Trips” for more explanation. Finally, the traffic impact study should illustrate the assumed trip percentages throughout the study area (including at site drives, to facilitate a reasonableness review).
10. **Assign Site-Generated Trips and Forecast Future Total Traffic.** Assign the total site-generated peak-hour trips forecasted in items 4f and 4g according to the model(s) developed in item 4i. Add the resulting site traffic to the future background traffic (forecasted in item 4e) to forecast future total *peak-hour* traffic. The future *daily* traffic on the abutting road(s) must also be forecasted for the site’s anticipated build-out year, generally by dividing the projected future total peak-hour traffic volume by a K-factor (either the value(s) determined in item 4c, or by value(s) based on professional experience and judgment). Any deviation from this approach must be approved in advance by the Traffic Engineering Consultant.
11. **Determine Minimum Warranted Access Improvements.** Prior to evaluating future levels of service at site access points and off-site intersections (as applicable), the safety-based need for left- and right-turn lanes at the proposed access points must be determined. Warrants published by the Michigan Department of Transportation shall be evaluated and used as the basis for road improvement recommendations, on multi-lane as well as two-lane roads. The evaluation of these warrants will examine both peak-hour and daily volumes at site build-out, as applicable.
12. **Evaluate Peak-Hour Traffic Impacts.** The study must evaluate peak-hour levels of service at all off-site intersections under current, future background, and future total (background-plus-site) traffic conditions, as well as at all site access points under future total traffic conditions. Unless waived by the Traffic Engineering Consultant, all locations and hours counted (per item 4c) must be evaluated using methodology consistent with latest edition of the *Highway Capacity Manual*, published by the Transportation Research Board. Capacity analyses must evaluate future background and future total traffic *without as well as with* any recommended mitigation, unless funding of timely mitigation is assured or this requirement is waived by the Traffic Engineering Consultant. Finally, the study must (1) indicate the peak-hour factors used in the capacity analyses; (2) summarize in the body of the report (at a minimum) the level of service for any movements rated E or F as well as the level of service by intersection approach (as applicable); and (3) comment on the average delay per vehicle for any intersections, approaches, or movements rated F.

13. **Identify and Evaluate Any Needed Capacity Mitigation.** Unless waived by the Traffic Engineering Consultant, the traffic impact study must determine what (if anything) would have to be done to ensure a future background and/or future total level of service of at least D overall at every signalized intersection evaluated. A reasonable effort should also be made to identify mitigation for any approaches or movements expected to experience a level of service of E or F, whether at signalized or unsignalized intersections (including driveway approaches to major roads). Level of service analyses must be done and fully documented for all identified capacity mitigation.
14. **Recommend Appropriate Access Design and Off-Site Road Improvements.** Based on the study's findings and conclusions, the final report shall recommend, at a minimum: (1) an appropriate lane configuration at each proposed access point, including turn lane lengths based on storage and/or deceleration requirements; (2) specific clear-vision triangles commensurate with prevailing standards and speeds; and (3) needed capacity mitigation at the off-site intersections evaluated. Off-site mitigation to accommodate new traffic generated by the proposed development shall be clearly distinguished from the mitigation needed to accommodate future background traffic growth unrelated to the development.
15. **Possible Waiver of Study Requirement:** The requirement for submittal of a traffic impact study may be waived by the Planning Commission in certain cases where recent studies of a similar nature have been completed and no further benefit would be achieved by completing an additional study. Requests to waive traffic study requirements will be evaluated on a case-by-case basis.

Section 337 Medical Marijuana Uses.

1. **Intent**
 - a. Voters in the State of Michigan approved the referendum authorizing the use of marijuana for certain medical conditions.
 - b. The intent of the referendum was to enable certain specified persons who comply with the registration provisions of the law to legally obtain, possess, cultivate/ grow, use and distribute marijuana and to assist specifically registered individuals identified in the statute without fear or criminal prosecution under limited, specific circumstances.
 - c. Despite the specifics of the state legislation and the activities legally allowed as set forth therein, marijuana is still a controlled substance under Michigan law and the legalization of obtaining, possession, cultivation/growth, use and distribution in specific circumstances has a potential for abuse that should be closely monitored and to the extent permissible regulated by local authorities.

- d. If not closely monitored or regulated, the presence of marijuana even for the purposes legally permitted by the legislation can present an increase for illegal conduct and / or activity and this threat affects the health, safety and welfare of the residents of Lenox Township.
 - e. It is the intention of Lenox Township that nothing in this Ordinance be construed to allow persons to engage in conduct that endangers others or causes a public nuisance, or to allow use, possession or control of marijuana for non-medical purposes or allow activity relating to cultivation /growing, distribution or consumption of marijuana that is otherwise illegal.
2. ***Medical Marijuana Dispensary, Compassion Centers or other similar operation for the consumption of medicinal marijuana.*** It shall be **unlawful** for any person or entity to own, manage, conduct, or operate a medical marijuana dispensary, compassion center or other similar operation, or to participate as an employee, contractor, agent or volunteer, or in any other manner or capacity, in any medical marijuana dispensary, compassion center, or other similar operation in Lenox Township.
3. ***Registered Primary Caregiver.*** A registered primary caregiver, in compliance with the General Rules of the Michigan Department of Community Health, the Michigan Medical Marijuana Act P.A. 2008, Initiated Law, MCL 333.26423(d) and the requirements of this section, shall be permitted to grow marijuana as a home occupation subject to the applicable provisions of Section 329. Nothing in the section, or in any other regulatory provision, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marijuana not in strict compliance with the Act and the General Rules. Also, since Federal Law is not affected by the Act or General Rules, nothing in this section, or in any other regulatory provision, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal Law. The Michigan Medical Marijuana Act does not protect users, caregivers or the owners of properties on which the medical use of marijuana is occurring from Federal Prosecution, or from having their property seized by Federal authorities under the Federal Controlled Substances Act. The following requirements for a registered primary caregiver shall apply:
- a. The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marijuana Act and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time;
 - b. A registered primary caregiver must be located outside of a one-thousand (1,000) foot radius from any school, including child care or day care facilities operated by a school, to insure community compliance with Federal "Drug-Free School Zone" requirements;
 - c. Not more than one (1) primary caregiver shall be permitted to service qualifying patients on a single parcel;

- d. All medical marijuana shall be contained within the main building in an enclosed, locked facility inaccessible on all sides and equipped with locks or other security devices that permit access only by the registered primary caregiver or qualifying patient;
- e. All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of the residential structure in which electrical wiring, lighting and/or watering devices that support the production of marijuana are located;
- f. That portion of the residential structure where energy usage and heat exceeds typical residential use, such as a grow room, and the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Lenox Township Fire Department to insure compliance with the Michigan Fire Protection Code.

SECTION 338. GRATIOT AVENUE CORRIDOR OVERLAY ZONE

A. Intent

The intent of the Gratiot Avenue Corridor Overlay Zone is to improve traffic operations and reduce potential for crashes through regulations on the number, spacing, placement and design of access points. Numerous published reports and recommendations by the Michigan Department of Transportation (MDOT) and other transportation organizations have identified a direct correlation between the number of access points and the number of crashes. Those studies also demonstrate that appropriate standards on the number and placement of access points (driveways and side street intersections) can preserve the capacity of a major corridor, like Gratiot Avenue, whose primary function is to move traffic, with a secondary function to provide reasonable access to properties along the road.

The standards herein are based on recommendations published by various national and Michigan agencies that were refined during preparation of the Gratiot Avenue Corridor Access Management Plan.

Further, these regulations are intended to protect the substantial public investment in the road system and helps avoid the need for costly reconstruction, which causes traffic congestion with associated emissions and disrupts businesses. The procedures outlined in this Article are intended to promote a more coordinated and expedited development review and approval process for site plans and access permits by the Township, MDOT and the Road Commission of Macomb County (RCMC).

B. Definitions

1. Access Management: The process of providing and managing reasonable access to land development while preserving the flow of traffic in terms of safety, capacity, and speed on the abutting road system.

2. Intersection: The junction where one road crosses another or where one road terminates into another approximately perpendicular road. Intersections, as referred to in this Article, shall mean those both signalized and non-signalized.
3. Reasonable Access: The minimum number of access connections, direct or indirect, necessary to provide safe access to and from a public road. Reasonable access does not necessarily mean direct access.

C. Applicability

1. The standards of this Section shall apply to all land with frontage along Gratiot Avenue. The access standards of this Article do not apply to access that serves a single-family home, duplex or essential service facility structure.
2. The regulations herein apply in addition to, and simultaneously with, the other applicable regulations of the zoning ordinance.
3. The following applications must comply with the standards in this Article.
 - a. New or Enlarged Building or Structure. Any new principal building or structure, or enlargement of any principal building or structure by more than 10%.
 - b. Land Division, Subdivision or Site Condominium. Any land division, subdivision or site condominium project, including those for residential development.
 - c. Change in Use or intensity of Use. Any change in use, intensity of use or increase in vehicle trips generated on a site.
 - d. Extension of Site Plan Approval. Site Plan extensions pursuant to Section 305 (Site Plan Review), shall comply to the extent required by the Planning Commission.
4. Where conflict occurs between the Township regulations and road agency regulations, the more restrictive regulations shall apply.

D. Submittal Information

In addition to the submittal information required for site plan review in Section 305 - Site Plan Review the following shall be provided with any application for site plan or special land use review. The information listed in items 1-3 below shall be required with any request for a land division.

1. Existing access points. Existing access points within 500 feet along the same side of the road frontage and along both sides of any adjoining intersecting roads shall be shown on the site plan, aerial photographs or on a plan sheet.
2. Existing and proposed driveways. Dimensions shall be provided for existing and proposed driveways (width, radii, throat length, length of any deceleration lanes or tapers, pavement markings and signs) and all curb radii within the site. Dimensions must also be provided between the existing and proposed driveways within the site and access points within 500 feet along both sides of the Gratiot Avenue frontage and, for corner lots, those along both sides of any adjoining intersecting roads.
3. Review coordination. The Township may contact MDOT and/or RCMC for the opportunity to provide input on the Township's decisions on access. Any access permit from the road agency shall be consistent with the Township's decision on a site plan or special land use application. An access permit may not be approved by a road agency until the land division or site plan is approved by the Township.
4. Sites Not Otherwise Subject to Planning Commission Review. Where site access is being reviewed due to a change in use or intensification of use or traffic generated, the Township may allow submittal of a sketch plan that contains only the information necessary to review such access. At a minimum, the information required in items 1-3 above must be provided on a scaled drawing of the overall site conditions.
5. Truck Turning Movements. The site plan shall illustrate the route and dimensioned turning movements of any expected truck traffic, tankers, delivery vehicles, waste receptacle vehicles and similar vehicles. The plan should confirm that routing the vehicles will not disrupt operations at the access points nor impede maneuvering or parking within the site.
6. Legal Documents. Where shared access is proposed or required, draft easement language and/or a draft shared access and maintenance agreement shall be submitted for approval. If approved, these documents shall be recorded with the Macomb County Register of Deeds.
7. Traffic Impact Study. Submittal of a traffic impact study may be required for any land uses expected to generate 100 or more vehicle trips during any peak hour, or 1000 or more vehicle trips daily, or where exceptions from the generally applicable access spacing standards are requested. The traffic impact study shall be prepared by a firm or individual that is a member of the Institute of Transportation Engineers with demonstrated experience to perform such studies. The methodology and analysis of the study shall be in accordance with accepted principles as described in the handbook "Evaluating Traffic Impact Studies, a Recommended Practice for Michigan," developed by MDOT. Calculations or micro-scale modeling may also be required to illustrate future operations at the access points and nearby intersections and/or to evaluate various access alternatives.

E. Access Management Standards

The regulations of this Section shall be considered by the Planning Commission during review of access points, streets, private roads and driveways subject to review according to this Article.

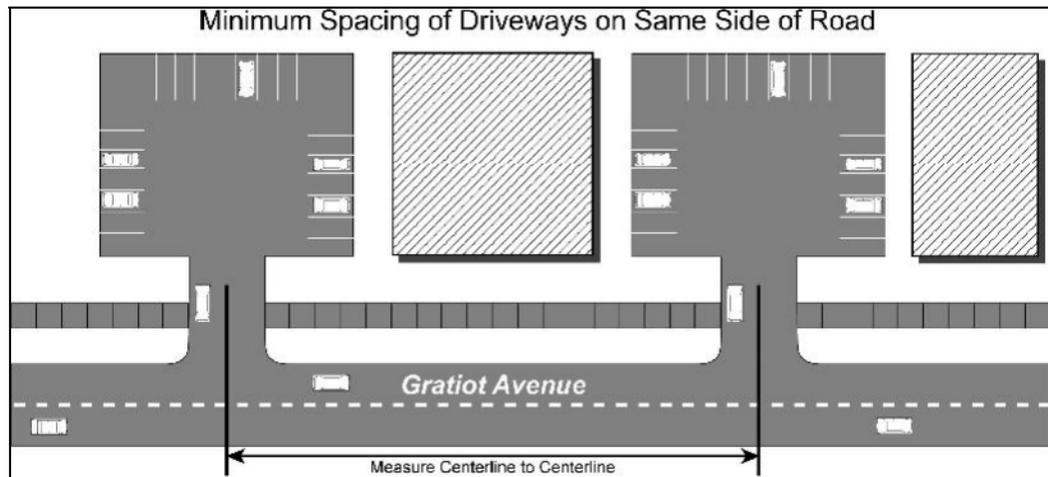
1. Compliance with Corridor Plan. Where property is illustrated in the Gratiot Avenue Corridor Improvement Plan, or other corridor plan, such access shall be provided as shown to the extent possible, as determined by the Planning Commission.
2. Number of Access Points. The number of access points, either existing or proposed, shall be the fewest necessary to provide motorists reasonable access to the site. Each lot shall be permitted one access point. Depending on site conditions, this access point may consist of an individual driveway, a shared access with an adjacent use, or access via a service drive.
3. Additional Access Point. An additional access point may be permitted by the Planning Commission upon finding that one or more of the following, as applicable, are met:
 - a. The applicant submits a report by a qualified traffic engineer that certifies the need for an additional access point and that the additional access point will not create negative impacts on through traffic flow or operations. Planning Commission may require the submittal of a traffic impact study to demonstrate the report's findings.; and
 - b. That a poor level of service will result if access is provided that meets the location and spacing standards and the additional driveway will improve the overall level of service both within the site and on the road.

OR

- a. The site has adequate frontage to meet the spacing standards between access points listed below, and the additional access will not prevent adjacent lands from complying with the access spacing standards when such lands develop or redevelop in the future; and
- b. The additional access point will not create conflicts with access points on adjacent properties or median crossovers, will not create a non-conforming situation for an existing or expected access for an undeveloped site, or it will make an existing non-conforming situation more conforming; and
- c. If necessary, the site plan includes facilities (such as easements or access agreements) that will allow future shared access to neighboring properties or will implement existing opportunities to provide shared access when the driveway is constructed; and
- d. The additional driveway is a necessity rather than just a convenience; and The additional access is acceptable to the MDOT along Gratiot Avenue or any State trunkline and the RCMC for other roads.

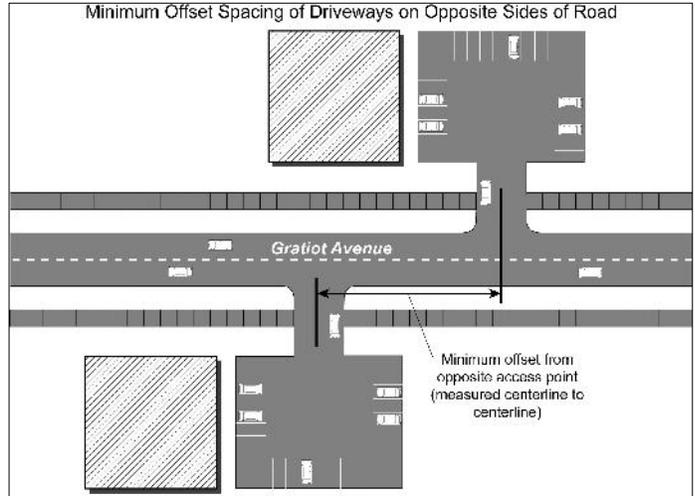
4. Spacing of Access Points on Same Side of Road.

Access points shall provide the following spacing from other access points along the same side of the public street (measured from centerline to centerline as shown on the figure), based on the posted speed limit along the abutting road segment, according to the following table.



Posted Speed limit	Along Gratiot Ave *	Along other Roads
35 mph or less *	245 ft.	150 ft.
40 mph	300 ft.	185 ft.
45 mph	350 ft.	230 ft.
50 mph	455 ft.	275 ft.
55 mph	455 ft.	350 ft.
* unless greater spacing is required by MDOT or required to meet other standards herein		

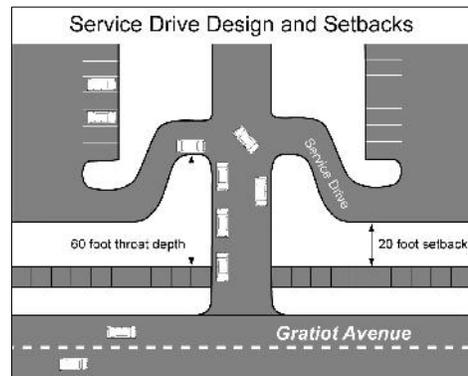
5. Offset from Access Points on Opposing Side of Road. Access points shall be aligned with driveways on the opposite side of the road or offset a minimum of 250 feet (measured from centerline to centerline). The Planning Commission may reduce this to not less than 150 feet where each of the opposing access point generates less than 50 trips (inbound and outbound) during the peak hour or where sight distance limitations exist.



6. Spacing from Intersections. Minimum spacing of access points from signalized intersections (measured from pavement edge to pavement edge as shown on the figure) shall be at least 300 feet from an intersection along Gratiot Avenue.
7. Consideration of Adjacent Sites. Where the subject site adjoins land that may be developed or redeveloped in the future, the access shall be located to ensure the adjacent site(s) can also meet the access location standards in the future.
8. Shared Driveways and Service Drives. Where direct access consistent with the above regulations can not be achieved, access should be provided via a shared driveway or service drive. In particular, the Planning Commission may require development of service drives where such facilities can provide access to signalized locations, minimize the number of driveways, or provide an efficient means of ingress and egress.

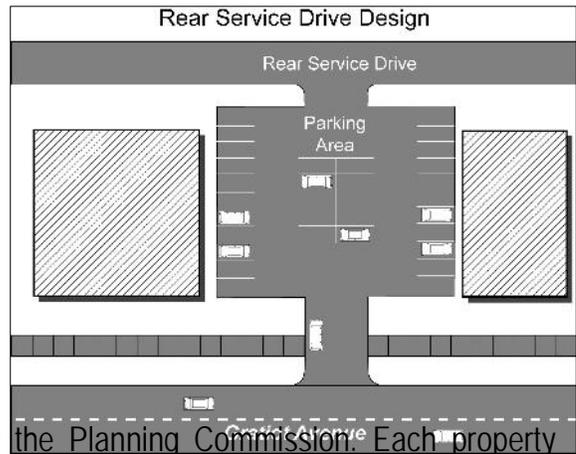
Service drives shall be constructed in accordance with the following standards:

- a. Service drives shall generally be parallel or perpendicular to the front property line and may be located either in front of, adjacent to, or behind, principal buildings. In considering the most appropriate alignment for a service road, the



Planning Commission and the RCMC and/or MDOT shall consider the setbacks of existing buildings and anticipated traffic flow for the site.

b. The service drive shall be located within an access easement permitting traffic circulation between properties. This easement shall be approved by the Township and the RCMC/MDOT and recorded with the Macomb County Register of Deeds. The required width shall remain free and clear of obstructions, unless otherwise approved by the Planning Commission. Each property owner shall be responsible for maintenance of the easement and service drive.



- c. A minimum of twenty (20) feet shall be maintained between the road right-of-way and the pavement of the service drive, with at least sixty (60) feet of throat depth provided at the access point, where practical, measured between the road right-of-way and the intersecting service drive.
- d. Service drives shall have a minimum pavement width of twenty-four (24) feet and be constructed of pavement and curb with gutter. The Planning Commission may modify these standards based upon site conditions, anticipated volumes and types of automobile and truck traffic.
- e. Where a service drive is stubbed or intended to be extended onto an adjacent property in the future, the site plan shall indicate the proposed elevation of the service drive at the property line so that the Township can maintain a record of all service road elevations and their grades can be coordinated with future developments.
- f. In cases where a shared access facility is recommended, but is not yet available, temporary direct access may be permitted, provided the plan is designed to accommodate the future service drive, and a written agreement is submitted that the temporary access will be removed by the applicant, when the alternative access system becomes available. The Planning Commission may require posting of a financial performance guarantee to ensure compliance with such agreement.

- g. If, during redevelopment of existing sites, it is not possible to develop separate service drives, the Planning Commission and RCMC/MDOT may instead require a drive connecting parking lots with adjacent sites.
 9. Sight Distance. Driveways shall be located to provide safe sight distance, as determined by the staff of MDOT and/or RCMC.
- F. Review Procedure. It is recognized that certain existing site conditions may prohibit full compliance with this Section. Modifications to the standards herein may be permitted by the Planning Commission according to the following procedure:
1. Submittal Information. Along with any other required information, developments subject to review according to this Section shall submit:
 - a. Detailed information showing nearby intersections; existing driveways on adjacent sites; proposed driveways; changes to existing access; and any information requested by the City necessary to review site access.
 - b. The Planning Commission may require submittal of a traffic impact report, prepared by a qualified traffic engineer, to verify the need for additional driveways or to justify a modification.
 2. Allowed Modifications. The Planning Commission may, after considering the criteria in #3 below, modify the standards of this Section in the following situations:
 - a. The modification will allow an existing driveway to remain that does not meet the standards of this Section but that has, or is expected to have very low traffic volumes (less than 50 in- and out-bound trips per day) and is not expected to significantly impact safe traffic operations.
 - b. The use is expected to generate a relatively high number of trips and an additional driveway will improve overall traffic operations.
 - c. Practical difficulties exist on the site that make compliance unreasonable (sight distance limitations, existing development, topography, unique site configuration or shape), or existing off-site driveways make it impractical to fully comply with the standards.
 - d. Because of restricted turning movements or presence of a median that restricts turning movements, the driveway does not contribute to congestion or an unsafe situation.

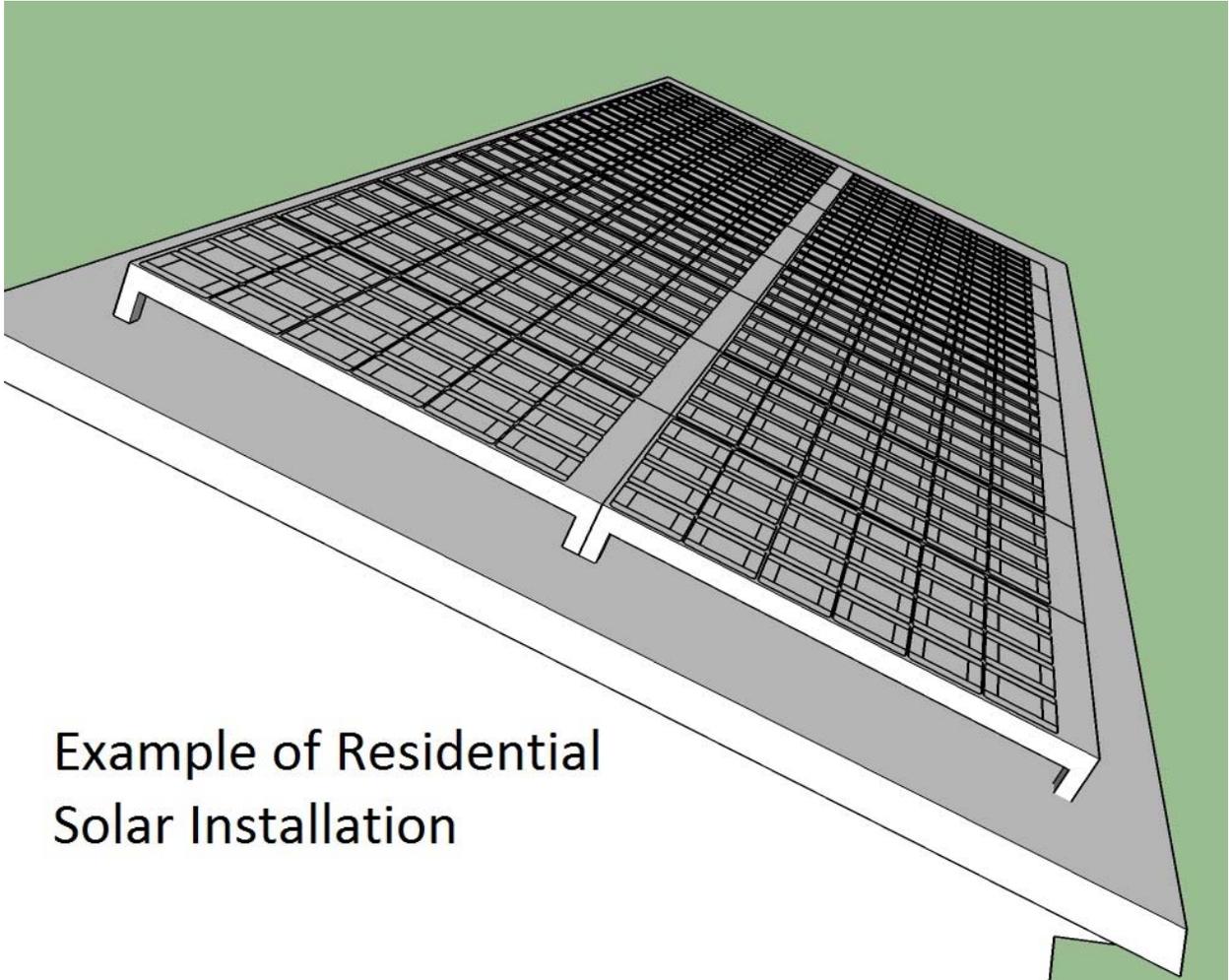
3. Modification Criteria. The Planning Commission may waive certain requirements of this Section upon consideration of the following:
 - a. The proposed modification is consistent with the general intent of the standards of this overlay zone, the recommendations of the Gratiot Avenue Corridor Improvement Plan, and published MDOT guidelines.
 - b. MDOT staff endorse the proposed access design.
 - c. Driveway geometrics have been improved to the extent practical to reduce impacts on through traffic flow.
 - d. Shared access has been provided, or the applicant has demonstrated it is not practical.
 - e. Such modification is the minimum necessary to provide reasonable access, will not impair public safety or prevent the logical development or redevelopment of adjacent sites and is not simply for convenience of the development.

SECTION 339. SMALL SOLAR ENERGY SYSTEMS

Small solar energy systems may be installed and operated in all districts, provided the systems meet setback and other standards, as provided in this section:

- A. Small solar energy systems may be approved through the issuance of a Building Permit provided the application meets setback and other standards, as provided in this Section, and provided solar panels are roof mounted. If the Building Official has a good faith belief that the solar energy system could have a specific, adverse impact upon the public health and safety, the Official may require the applicant to apply for a Site Plan approval to the Planning Commission.
- B. All ground mounted solar panels require approval by the Planning Commission. Ground-mounted solar panels are not permitted on residential lots less than one quarter acre in size or in the RH Residential High Density (Multiple Family) district.
- C. Approval by the Planning Commission is required for all small solar energy systems that do not meet A and B above.
- D. The requirement for a complete, professionally-prepared site plan shall not apply to applications proposing 1) only roof mounted solar panels or 2) proposing ground mounted panels that do not exceed 8,000 square feet in total area in non-residential districts, 400 square feet in area on residential lots between one quarter acre and two acres in size, or 1,000 square feet in area on residential lots larger than two acres. When a full site plan is not required, a sketch plan shall be submitted. A sketch plan, drawn to scale, shall show existing and proposed structures, driveways, adjacent structures within 100 feet, and any other information requested by the Planning Commission that is necessary to determine compliance with this ordinance.

- E. Roof-mounted photovoltaic solar energy systems, including solar water or swimming pool heating systems, may extend up to five (5) feet above the roof surface even if this exceeds the maximum height limit for the principal structure for the district in which it is located, or if this exceeds the height limit of an accessory structure, subject to the following:
1. Solar panels may not be cantilevered beyond the ridge of a pitched roof.
 2. The total area of solar panels may not exceed the total area of the roof. Where panels are mounted on one slope of a pitched roof, their total area may not exceed the total area of that slope.
 3. Roof-mounted solar panels placed on a residential structure must be parallel to the surface of the roof.



Example of Residential Solar Installation

- F. Excluding solar collection panels, solar energy system equipment may be installed within the required side and rear yard, but shall not be closer than five (5) feet to any property line.
- G. Ground-mounted solar collection panels, where the solar panels are attached to the ground by a pole, metal frame or other similar support structure, shall comply with existing regulations for accessory structures but in no instance shall the panels exceed twenty (20) feet in height in residential zones and must meet a rear yard setback of five (5) feet. Any mechanical equipment used as part of the solar system shall be screened from view from any public street, residential district or agricultural district by use of a masonry screen wall, evergreen vegetation or other screening of a similar effectiveness and quality, as determined by the Planning Commission.



Ground-Mounted Collector Example

- H. Solar panels shall be placed such that concentrated solar radiation or solar glare shall not be directed onto nearby properties or roadways. Traffic safety shall be protected and adjacent properties shall be protected from unreasonable glare and radiation. The applicant shall submit documentation to verify compliance with this section. When deemed appropriate, the Planning Commission may require a report from a registered civil engineer or other professional the Planning Commission finds to be qualified to address this issue.
- I. If more than 8,000 square feet of impervious surface will be located on the site, the application shall include a drainage plan prepared by a registered civil engineer showing how stormwater runoff will be managed and demonstrating that runoff from the site will not exceed the agricultural runoff rate or otherwise cause undue flooding. If detergents will be used to clean solar panels, details on the type of detergent, frequency and quantity of use, and stormwater quality protection measures shall be provided. Any necessary permits from outside agencies for off-site discharge shall be provided.
- J. If the solar energy system ceases to operate or is abandoned for a period of six months or is deemed by the Building Official to be unsafe or not consistent with code, the Applicant shall repair and restore the system to good working order within a reasonable time set by the Building Official or, if no longer operating or no longer in compliance with federal, state or local codes, it shall remove the system in its entirety. This shall include removing posts, equipment, panels, foundations and other items so that the ground is restored to its preconstruction state and is ready for development as another land use.
- K. When a ground-mounted solar panel(s) is located adjacent to a residential or agricultural district (i.e., properties zoned AG, RL, RM, RH, MH or REC) or public right-of-way, a 26-foot wide (minimum) greenbelt shall be constructed so as to provide a buffer between the panels and the adjacent residential / agricultural or public property. The Planning Commission may waive or reduce the greenbelt requirement upon a

determination that the solar panels are located more than 200 feet from an adjacent property zoned residential or agricultural or from any public right-of-way. The Planning Commission may waive or reduce the greenbelt requirement if the adjacent residential or agricultural property is likely to remain undeveloped, or existing natural features to remain provide adequate screening. Greenbelts shall be planted as part of an approved site plan and shall thereafter be maintained in a healthy, growing condition to provide a screen to abutting properties. Specific planting requirements for greenbelts are as follows:

1. The planting strip shall be no less than twenty-six (26) feet in width.
2. Plant materials shall not be placed closer than four (4) feet from the property line.
3. A minimum of one (1) evergreen tree shall be planted at twenty (20) foot intervals (on average).
4. A minimum of three (3) intermediate shrubs shall be placed between the spaced evergreen trees.

SECTION 340. MEDIUM SOLAR ENERGY SYSTEMS

- A. Medium solar energy systems may be installed and operated in the districts that make reference to this section, provided the systems meet setback and other standards, as provided in this section.
- B. Medium-sized solar energy systems may be approved through the Site Plan approval process, which requires action by the Planning Commission.
- C. Roof-mounted photovoltaic solar energy systems, including solar water or swimming pool heating systems, may extend up to five (5) feet above the roof surface even if this exceeds the maximum height limit for the principal structure for the district in which it is located, or if this exceeds the height limit of an accessory structure, subject to the following:
 1. Solar panels may not be cantilevered beyond the ridge of a pitched roof.
 2. The total area of solar panels may not exceed the total area of the roof. Where panels are mounted on one slope of a pitched roof, their total area may not exceed the total area of that slope.
 3. Roof-mounted solar panels placed on a residential structure must be parallel to the surface of the roof.
- D. Excluding solar collection panels, solar energy system equipment may be installed within the required side and rear yard, but shall not be closer than five (5) feet to any property line.
- E. Ground mounted solar collection panels shall comply with existing regulations for accessory structures.
- F. Medium solar facilities proposed in agricultural (AG) and recreation zones (REC) are encouraged to locate on predominantly (more than 60 percent) non-prime farm lands. If they do not meet this standard, the use shall be deemed a Special Land Use, which requires a public hearing. The Application for a Special Land Use permit shall include an analysis of the potential for agricultural use on the subject site by an expert in agriculture or soil science, as determined by the Planning Commission.
- G. Ground-mounted solar facilities shall meet the front, rear, and side yard setback requirements of the zone in which they are located, with the following exception: In all zones abutting a residential district (including AG) or residential use, the setbacks shall be at least 50 feet from all property lines adjoining said district(s) or use.
- H. Ground-mounted solar facilities shall meet the height limit requirements of the zone in which they are located.
- I. Any mechanical equipment used as part of the solar system shall be screened from view from any public street, residential district or agricultural district by use of a masonry screen wall, evergreen vegetation or other screening of a similar effectiveness and quality, as determined by the Planning Commission.
- J. Solar panels shall be placed such that concentrated solar radiation or solar glare shall not be directed onto nearby properties or roadways. Traffic safety shall be protected and adjacent properties shall be protected from unreasonable glare and radiation. The applicant shall submit documentation to verify compliance with this section. When deemed appropriate, the Planning Commission may require a report from a registered civil engineer or other professional the Planning Commission finds to be qualified to address this issue.

- K. The applicant shall submit documentation to verify compliance with this section. When deemed appropriate, the Planning Commission may require a report from a registered civil engineer or other professional the Planning Commission finds to be qualified to address this issue.
- L. The application shall include a drainage plan prepared by a registered civil engineer showing how stormwater runoff will be managed and demonstrating that runoff from the site will not exceed the agricultural runoff rate or otherwise cause undue flooding. If detergents will be used to clean solar panels, details on the type of detergent, frequency and quantity of use, quantity and source of water, and stormwater quality protection measures shall be provided. Any necessary permits from outside agencies for off-site discharge shall be provided. Applicant shall demonstrate the use of well water shall not negatively impact the function of existing wells in the area.
- M. If the solar energy system ceases to operate or is abandoned for a period of six months or is deemed by the Building Official to be unsafe or not consistent with code, the Applicant shall repair and restore the system to good working order within a reasonable time set by the Building Official or, if no longer operating or no longer in compliance with federal, state or local codes, it shall remove the system in its entirety. This shall include removing posts, equipment, panels, foundations and other items so that the ground is restored to its preconstruction state and is ready for development as another land use.
- N. The Applicant shall post a performance guarantee (cash, letter of credit or bond deemed suitable by the Township attorney) to cover the cost of removal of the equipment, structures and foundations related to the solar system in the event of abandonment or failure to comply with federal, state or local laws (after being given reasonable time to remedy the problem).
- O. When a ground mounted solar panel(s) is located adjacent to a residential or agricultural district (i.e., properties zoned AG, RL, RM, RH, MH or REC) or public right-of-way, a 26-foot wide (minimum) greenbelt shall be constructed so as to provide a buffer between the panels and the adjacent residential / agricultural or public property. Planning Commission may waive or reduce the greenbelt requirement upon a determination that the solar panels are located more than 200 feet from an adjacent property zoned residential or agricultural or from any public right-of-way. Planning Commission may waive or reduce the greenbelt requirement if the adjacent residential or agricultural property is likely to remain undeveloped, or existing natural features to remain provide adequate screening. Greenbelts shall be planted as part of an approved site plan and shall thereafter be maintained in a healthy, growing condition to provide a screen to abutting properties. Specific planting requirements for greenbelts are as follows:
 - 1. The planting strip shall be no less than twenty-six (26) feet in width.
 - 2. Plant materials shall not be placed closer than four (4) feet from the property line.
 - 3. A minimum of one (1) evergreen tree shall be planted at twenty (20) foot intervals (on average).
 - 4. A minimum of three (3) intermediate shrubs shall be placed between the spaced evergreen trees.

SECTION 341. LARGE SOLAR ENERGY SYSTEMS

- A. Large solar energy systems may be installed and operated in the districts that make reference to this section, provided the systems meet setback and other standards, as provided in this section.

- B. Large solar energy systems shall meet all the requirements of Section 340 Medium Solar Energy Systems, provided that all Large Solar Energy Systems shall be treated as a Special Land Use in the AG, OS, CG, OTW, and REC Districts. In the IR and IC Districts, Large Solar Energy Systems shall be a principal permitted use subject to the standards in this section.
- C. If the use is a Special Land Use, it shall adhere to the general special land use standards of the Township (Article 18). In reviewing the application, the Planning Commission shall particularly focus on the ability of the use to be in harmony with the surrounding area and the intent and policies of the Master Plan. Potential impact on neighboring properties in terms of glare, stormwater runoff, property values, aesthetics, and screening shall be considered by the Planning Commission in determining whether the use is appropriate on the subject property.