

Williamstown Township Township Board Meeting Minutes September 9, 2026

Call to Order

The Williamstown Township Board of Trustees held their regular meeting at 6:35 p.m. on September 9, 2026. Supervisor Poth called the meeting to order and Trustee Duffy led the Pledge of Allegiance.

Roll Call

Present: Supervisor Poth, Clerk Cleveland, Treasurer VanErp, Trustee Brinker, Trustee Duffy, and Trustee Steinberg.

Approval of Agenda

Motion by Trustee Brinker, second by Trustee Steinberg to approve the agenda.

Discussion: None.

Motion passed.

Public Comment for agenda or non-agenda items

Opened at 6:36 PM

None.

Closed at 6:36 PM

Consent Agenda

Trustee Brinker moved to approve the consent agenda, as presented, consisting of:

- **Approve the minutes of the August 12, 2026 meeting.**
- **General Fund Accounts Payable Paid #1, check numbers 32852-32866, for a total of \$21,816.62, Accounts Payable Paid #2, check numbers 32876-32882, for a total of \$4,382.45, and Accounts Payable Paid #3, check numbers 32883-32889, for a total of \$9,967.74.**
- **General Fund Accounts Payable Police Paid #1, check number 1162, for a total of \$1,666.67 and Accounts Payable Police Paid #2, check number 1163, for a total of \$3,333.34.**
- **General Fund Accounts Payable for Approval #1, check numbers 32867-32875, for a total of \$11,410.98.**
- **GF Payroll Paid, check numbers 51473-51476, for a total of \$3,675.46 (Physical Check amount), Direct Deposit DD1651-DD1683, for a total of \$31,550.39.**
- **Remittance Report, check numbers 51470-51472, for a total of \$2,794.54.**
- **EFT Report, EFTs 930-933, for a total of \$11,007.30.**
- **Revenue/Expenditure Report for August 2026**
- **GL Activity Report**
- **Balance Sheet through August 2026**
- **Building Reports**
- **Police Reports**
- **PC Draft Minutes**
- **Treasurer's Report – August 2026**
- **State Shared Revenue Report**

Second by: Treasurer VanErp

Discussion: Treasurer VanErp addressed the recent State Shared Revenue Statement for the third fiscal quarter. The total estimated reduction in revenue from the State, compared to the 25-26 fiscal year, is \$36,000.

Roll Call Vote:

Ayes: Treasurer VanErp, Trustee Brinker, Trustee Duffy, Trustee Steinberg, Supervisor Poth, and Clerk Cleveland.

Nays: None

Motion Passed.

Planning Commission Report - Chair Jerry Eidt shared a summary of the most recent Planning Commission (PC) Meeting on August 26th. He noted that Mr. Doozan discussed the meeting rules for tabling vs. postponing a topic/action and when the PC would utilize these options. Postponement was made regarding the proposed Data Center Regulations so that comparisons to the MTA sample Ordinance and the City of Williamston Ordinance can be made. Accessory Dwelling Units (ADUs) and their intended purpose was discussed. The Commission approved ADU language that determines that ADUs can only be occupied by either persons that are a family member, caregiver, or gratuitous guest. Articles 8.00, 9.00, and 10.00 were reviewed and amended. They will be sent to the Township Board for an initial review. The next Article review will include numbers 11-22. These can be managed by utilizing charts and tables. Establishing a Joint Subcommittee of the Township Board and Planning Commission for ordinance review was discussed. It will be recommended to the Board for consideration.

Bethany Barker WLCCA - Ms. Barker defined the acronym of the organization - Williamstown Locke Corridor Community Alliance (WLCCA). She noted that it is a formal organization of residents and landowners opposing the proposed ITC high-voltage powerlines. In addition to advocating for the interests of the members, they are seeking legal guidance and professional experts to assist and inform their opposition to the northern routes proposed by ITC. She detailed their meetings, future plans, fundraising efforts thus far, and ways the Township Board could support the organization.

ACTION ITEMS

Lothamer 5K Resolution

Trustee Duffy moved the Williamstown Township Board approve the Lothamer 5K Resolution.

Second by: Trustee Brinker

Discussion: Supervisor Poth shared the details of the resolution and the process that Michigan Department of Transportation follows for these types of requests and resolutions.

Roll Call Vote:

Ayes: Trustee Brinker, Trustee Duffy, Trustee Steinberg, Supervisor Poth, Clerk Cleveland, and Treasurer VanErp.

Nays: None

Motion Passed.

Engineering Firm for the Park

Clerk Cleveland moved the Williamstown Township Board approve contracting with C2AE for Engineering and Design Services in the Township Park as presented in their proposal.

Second by: Trustee Steinberg

Discussion: Supervisor Poth summarized each of the three proposals submitted to the Board. The Board discussed each submission's costs, project timelines, and their experience with grants, as well as clarified services that are provided in each proposal.

Roll Call Vote:

Ayes: Trustee Steinberg, Supervisor Poth, Clerk Cleveland, and Treasurer VanErp.

Nays: Trustee Duffy and Trustee Brinker

Motion Passed.

Neighborhood Road Policy Amendment

Trustee Brinker moved the Williamstown Township Board approve the Neighborhood Road Policy, as amended.

Second by: Trustee Steinberg

Discussion: Supervisor Poth noted that the proposed amendments were created to bring the policy in line with current laws. The updates reflect current plans for road funding and are subject to change with yearly state and county budgets. The Board discussed the proposed changes, as well as the interest rate recommended by the State Tax Commission.

Roll Call Vote:

Ayes: Trustee Duffy, Trustee Steinberg, Supervisor Poth, Clerk Cleveland, Treasurer VanErp, and Trustee Brinker.

Nays: None

Motion Passed.

Discussion Items

Membership in WLCCA - Supervisor Poth noted the legality of joining the WLCCA was addressed with Township legal consultants. The Board discussed the benefits of joining the WLCCA and the legal standing status WLCCA could provide. Discussion also ensued on the upcoming needs of the organization.

City of Williamston Joint Meeting Date - Supervisor Poth reported that Williamston City has approached the Township about a meeting. There is no proposed date currently. The Board discussed optimal dates in 2027 and their desire for a list of the relevant topics that would be addressed between the two municipalities.

Private Contracting for Road Construction in SADs - Supervisor Poth shared that Ingham County Road Department is starting transition toward hiring private contractors to complete road construction and paving. He noted that Pine Knoll Subdivision has discussed the option of hiring their own private contractor to complete the road work, with the stipulation that the county would review and sign off on the plan. The county stipulated they would not contribute any money towards projects they are not contracted to do. The Board discussed implications to neighborhoods who consider this option and if the Neighborhood Road Policy would need any additional amendments to accommodate this alternative. Supervisor Poth believes the current policy is sufficient.

Friends of Williamston Parks - Treasurer VanErp reviewed a communication from Ray Lemmon, from the Williamston Area Beautification Fund, outlining how their organization can help the Township establish a 501C3 to accommodate people who wish to donate to the Township Park. This will move to Action at the next meeting.

Green Burials - Supervisor Poth reported that expectations and requirements of funeral homes regarding Green Burials need to be addressed, as well as strengthening of the Township Policy. He is seeking legal guidance to inform next steps.

Sled Hill Days - Supervisor Poth updated the Board on his desire to bring this event to the Township Park. He is currently doing some planning and logistical considerations, as well as coordinating with Meridian Township.

Reports – Departments and Committees

Supervisor's Report – Supervisor Poth noted that Article 8 will be addressed over the next couple of meetings.

NIESA – Trustee Duffy reported there was moment of silence for the unexpected passing of Franz Wilbrink at the August meeting. Union Committee Appointments have been made by Chairperson Diederich. The Member-at-Large position will be temporarily filled by Dorothy Hart for 30 days until a permanent member can be determined. She was also appointed to the finance committee.

Parks Committee – No report.

Trustee Steinberg left the meeting at 8:58 p.m. and returned 9:01 p.m.

Elections/Clerk – Clerk Cleveland reported on upcoming election plans and preparations.

Cemetery – No report.

Roads – No report.

Branch School – The Ice Cream Social and Vintage Car Show was postponed due to rain. The rain date is September 12th from 2-4pm.

Public comment for agenda and non-agenda items

Opened at 9:02 PM

Kevin Mark – resident and Planning Commission Vice Chair – noted improvements to the Community Room sound system and inquired if progress had been made in securing a visit by the Fire Chief to an upcoming Board meeting. He expressed concerns about potential emergency plans for disasters such as train derailments or airplane crashes and how local organizations would coordinate actions.

Closed at 9:11 PM

Next Meeting: Wednesday, September 30, 2026 at 6:30 pm

Adjournment and Review

Trustee Duffy moved to adjourn the meeting.

Second by Trustee Brinker.

Meeting adjourned at 9:12 PM.

Minutes approved by:

Julie Bellinger, Recording Secretary

Date

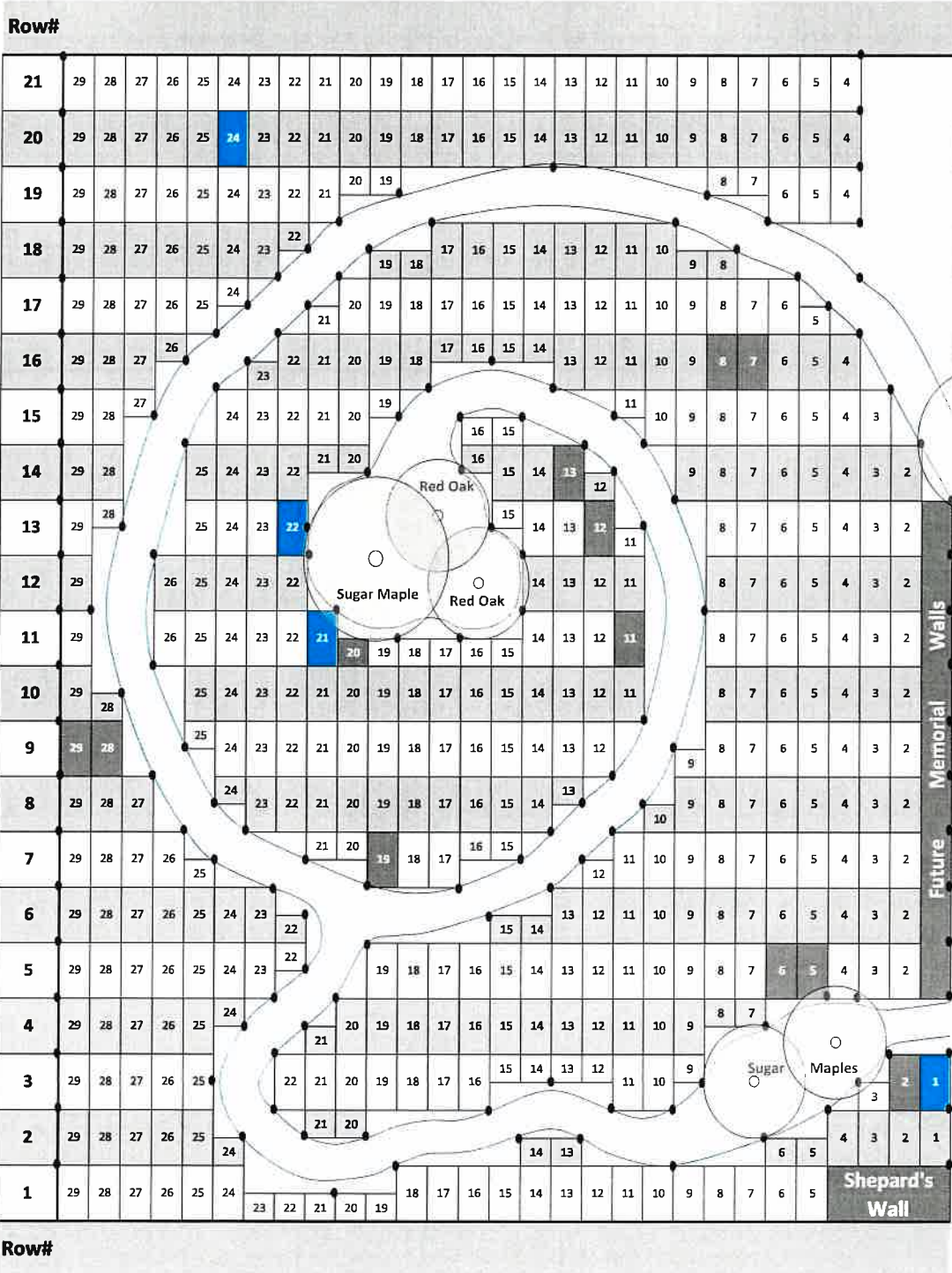
Robin A. Cleveland, Township Clerk

Date

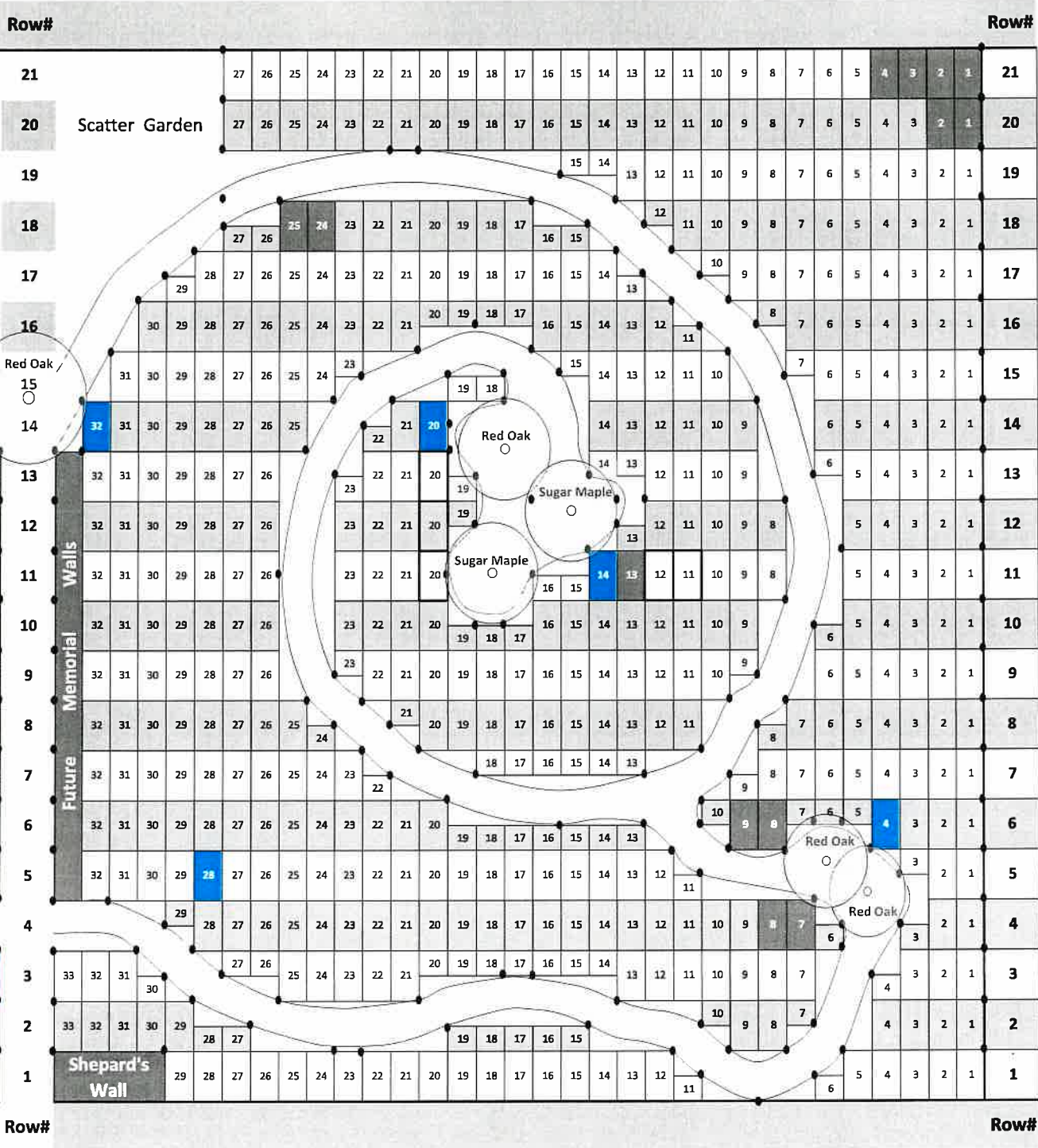
CHECK DISBURSEMENT REPORT FOR WILLIAMSTOWN TOWNSHIP
CHECK NUMBER 32890 - 32901

Check Date	Bank Account	Check #	Payee	Description	GL Number	Amount
09/15/2026	GEN I	32890	ADMIRAL	FUEL	101-265-759.000	650.20
09/15/2026	GEN I	32891	DTE ENERGY	ELECTRICITY FOR 525 E GRAND RIVER	101-751-925.000	17.66
				ELECTRICITY FOR 507 E GRAND RIVER	101-751-920.000	25.60
				ELECTRICITY FOR 4990 ZIMMER RD	101-265-925.000	462.16
						<u>505.42</u>
09/15/2026	GEN I	32892	GRANGER	TOWNSHIP SPECIAL RECYCLING EVENT	101-441-816.000	2,085.00
				TOWNSHIP SPECIAL RECYCLING EVENT	101-441-816.000	500.00
				MONTHLY SERVICE	101-265-807.000	66.60
						<u>2,651.60</u>
09/15/2026	GEN I	32893	KENT COMMUNICATIONS	ELECTION POSTAGE	101-191-851.000	493.65
09/15/2026	GEN I	32894	NAPA AUTO PARTS	REPAIRS AND MAINTENANCE	101-751-881.000	19.98
				REPAIRS AND MAINTENANCE	209-567-930.000	16.98
						<u>36.96</u>
09/17/2026	GEN I	32895	ACME HOME EXTERIORS	VOID CHECK Void Reason: INCORRECT ADDRESS		** VOIDED **
09/17/2026	GEN I	32896	KENT COMMUNICATIONS	ELECTION SUPPLIES - ENVELOPES	101-191-752.000	1,221.63
09/17/2026	GEN I	32897	PENELOPE TSERNOGLOU	PAVILLION RENTAL REFUND	101-000-255.000	50.00
09/17/2026	GEN I	32898	VERIZON WIRELESS	TELEPHONES	101-294-850.000	44.56
09/17/2026	GEN I	32899	ACME HOME EXTERIORS	BRANCH SCHOOL SIDING REPAIR	101-751-881.000	6,275.00
09/24/2026	GEN I	32900	CONSUMERS ENERGY	GAS FOR PARK HOUSE	101-751-925.000	19.64
09/24/2026	GEN I	32901	ELAN FINANCIAL SERVICES	CREDIT CARD	101-751-881.000	375.87
				CREDIT CARD	101-751-881.003	623.74
				CREDIT CARD	101-294-752.000	96.73
				CREDIT CARD	101-101-852.000	320.79
				CREDIT CARD	101-191-752.000	354.16
				CREDIT CARD	101-751-881.003	(108.47)
				CREDIT CARD	101-265-930.000	131.47
				CREDIT CARD	101-751-882.000	80.93
				CREDIT CARD	101-751-881.000	(1.50)
						<u>1,873.72</u>
Report Total:						<u>13,822.38</u>

South Green Section



North Green Section



Williamstown Locke Corridor Community Alliance
Bylaws

Recitals

At an organizational meeting held on July 26, 2026, at 4:00 p.m., at 4848 Barton Rd, Williamston, MI 48895, after due notice, the members of the voluntary unincorporated association called Williamstown Locke Corridor Community Alliance (“WLCCA”) selected a provisional steering committee and authorized them to adopt bylaws to govern the activities and operations of WLCCA.

At a meeting held on August 16, 2026, the provisional steering committee adopted the following bylaws:

1. **Membership enrollment agreement:** The membership enrollment agreement is incorporated in these bylaws. In case of any conflict between them, the membership enrollment agreement shall be controlling.
2. **Steering Committee, Powers and Duties:** Prior to the first membership meeting, the provisional steering committee includes the following individuals: Bethany Barker, Bonnie Clark, Maeann DeMars Gozalka, Deb Smeak, Kelly Treiber. The steering committee shall be elected at the first membership meeting and shall consist of at least 5 members but not more than 9 members, each of whom shall be a WLCCA member.
 - A. After the Steering committee has been elected, the Steering committee shall select a chairperson, a vice-chairperson, a secretary, and a treasurer.
 - B. The chairperson shall call and preside over steering committee meetings and meetings of the WLCCA membership.
 - C. The vice-chairperson shall call and preside over steering committee meetings or meetings of the WLCCA membership when the chairperson is absent or unable to call or preside over a meeting. The vice-chairman will oversee membership recruitment and enrollment of affected landowners.
 - D. The secretary shall: (1) keep a record of the actions taken by the steering committee and the WLCCA membership, and (2) maintain a roll of the members of WLCCA, their email addresses, and other contact information. *Any member whose email address changes shall inform the secretary, who shall amend the email address list used to provide notice to WLCCA and steering committee members to reflect the change.*
 - E. The treasurer shall keep the records of WLCCA’s finances and financial transactions and account for and report on them at each meeting of the steering committee and each meeting of the WLCCA membership. The treasurer’s records shall be available for inspection by any WLCCA member at any reasonable time on reasonable notice.
 - F. The steering committee shall have exclusive control over the Challenge Fund created by WLCCA members pursuant to the membership enrollment agreements, and shall use the Challenge Fund only to defray expenses incurred in challenging the ITC

Northern Routes against Williamstown township and western Locke township property owners by ITC Holdings (“the Challenge”), including the expense of retaining counsel, experts and all reasonable expenses consistent with and reasonably attendant to the purpose of pursuing the Challenge.

- G. The steering committee has the exclusive power to determine whether, and in what amount, WLCCA members are subject to contribution under the membership enrollment agreement.

3. Term, Removal, and Replacement of Steering Committee Members: Each member of the Steering Committee shall serve until:

- A. The route of the Oneida - Sabine Lake ITC 345 kV transmission line is finally determined; or
- B. He or she dies or resigns; or
- C. He or she is found, by a majority vote of the steering committee, to be unable, unwilling, or failing to serve; or
- D. He or she fails to pay a contribution or assessment levied under the membership enrollment agreement and, after notice of such failure in the report of the treasurer, fails to pay the contribution or assessment before or at the commencement of the next meeting of the steering committee.
- E. He or she fails to attend three consecutive steering committee meetings, which shall constitute failing to serve regardless of the reason(s) for the failure to attend.
- F. He or she is removed by a majority vote of WLCCA members at a meeting duly called for that purpose. Subject to the majority vote requirement, the members of WLCCA may remove a steering committee member with or without cause.
- G. If a steering committee member ceases to serve for any reason, he or she shall be replaced by a vote of WLCCA members at the next scheduled membership meeting after the steering committee vacancy arises.

4. Steering Committee Meetings, Notice, and Quorum, and WLCCA Membership Meetings, Notice and Quorum.

- A. A quorum of the steering committee shall be a majority of committee members.
- B. Steering committee meetings may be held on 48 hours’ email notice addressed to the last known email address of the steering committee member. All WLCCA members shall be included in the notice of steering committee meeting. Any WLCCA member may attend or audit a steering committee meeting, but they shall not have the right to participate in the meeting except to the extent permitted by the steering committee, which may, in its discretion, recognize a WLCCA member who asks to be heard and provide opportunity for member comment. The 48 hours’ notice requirement may be waived by majority vote of a quorum of the steering committee at any meeting held on less than 48 hours’ notice.
- C. WLCCA membership meetings may be held on 48 hours’ email and WLCCA Facebook page notice, with the email notice to be addressed to the last known email

address of the member. The 48 hours' notice requirement may be waived by majority vote of a quorum of WLCCA members in attendance at any meeting held on less than 48 hours' notice.

- D. A quorum of the WLCCA membership shall be twenty percent of the then enrolled members of WLCCA.
 - E. If the steering committee chair or vice-chair is unavailable or unable to call a meeting of the steering committee or the WLCCA membership, as provided by Paragraph 2(B) and (C), any other steering committee officer, or any two steering committee members, may call a steering committee meeting or a meeting of the WLCCA membership, and (subject to the quorum requirements for steering committee and WLCCA membership meetings) those in attendance shall select a steering committee member or other WLCCA member, as appropriate, to preside over the meeting.
 - F. In addition to the powers of the chair, vice-chair, steering committee officer, and two steering committee members to call a meeting of the WLCCA membership described in paragraphs 2(B) and (C) and 4 (E), any five WLCCA members may demand that the steering committee secretary issue notice of a WLCCA membership meeting. If the secretary fails or refuses to issue notice of a WLCCA membership meeting within 72 hours after such a demand, the same five members may issue notice of a WLCCA membership meeting in their names.
 - G. No WLCCA member or Steering committee member may vote by proxy on any matter; a WLCCA member or steering committee member must personally cast his or her vote when the vote is taken.
 - H. Meetings of the WLCCA membership and of the steering committee may be held in person, at a location stated in the notice of the meeting, or virtually, by video conference, using the video meeting link and dial-in instructions that shall be included in the notice of any meeting to be conducted virtually.
5. **The Challenge Fund, Expenditures, and Reimbursements:** All WLCCA funds, from whatever source derived, shall be deposited in the Challenge Fund. The Challenge Fund shall be held in a non-interest-bearing checking account.
- A. Challenge Funds may be expended only to advance the purposes stated in the membership enrollment agreement and paragraph 2(F).
 - B. No Challenge Funds may be expended without the steering committee's prior approval.
 - C. Any WLCCA member or steering committee member who, with prior steering committee approval, pays a WLCCA expense from his or her own funds shall be entitled to reimbursement upon presentation to the treasurer of the receipt or other evidence of payment.
 - D. The steering committee may approve and reimburse a member's expenditure of his or her own funds that the steering committee did not approve in advance only if the steering committee finds that the expenditure was proper to advance the purposes of the organization stated in the membership enrollment agreement and paragraph 2(F).

- E. No WLCCA member or steering committee member may claim or receive from WLCCA any compensation for work or services rendered to or on behalf of WLCCA.
 - F. The steering committee may not expend Challenge Funds to provide any WLCCA member or steering committee member compensation for work or services rendered to or on behalf of WLCCA.
6. **Voting:** Each WLCCA member has one vote on any matter to be decided by the membership. A WLCCA member who fails to pay a contribution or assessment levied under the membership enrollment agreement within 30 days after notice of the contribution or assessment may not vote on any matter submitted to the membership for decision until the contribution or assessment is paid. A steering committee member who has not paid a contribution or assessment levied under the membership enrollment agreement may not participate or vote in steering committee meetings until the contribution or assessment is paid and may be removed from the steering committee as provided in paragraph 3(D).
7. **Indemnity:** Subject to Steering Committee approval, which shall be conditioned upon a finding of the steering committee that the claim asserted is based on action taken by him or her in the good faith performance, without intentional wrongdoing, of his or her duties under these bylaws and the enrollment agreement, WLCCA shall indemnify and defend any member of the steering committee for any claim(s) that may be asserted against him or her personally.
8. **Adoption and Amendment:** These bylaws may be adopted or amended at any duly convened steering committee meeting by a majority vote of the steering committee, or at any duly convened WLCCA membership meeting by a majority vote enrolled WLCCA members in attendance.

I certify that these bylaws were adopted and approved by the Provisional Steering Committee on the date above stated.

By: *Kelly Treiber*

Provisional Steering Committee Secretary

WILLIAMSTOWN LOCKE CORRIDOR COMMUNITY ALLIANCE

CHALLENGE FUND DONATION FORM

For the purpose of protecting Williamstown and Locke townships from the adverse impact of the proposed northern route(s) ITC may select for the 345 kV transmission line that it proposes to construct between the Oneida substation and Sabine Lake, the undersigned hereby donates to the Williamstown Locke Corridor Community Alliance (“WLCCA”) Challenge Fund. The undersigned acknowledges and agrees to the following organizing principles and conditions:

1. The Challenge Fund has been established for the purpose of retaining counsel and expert witnesses and defraying any expenses necessary to fund the Act 30 proceedings with the Michigan Public Service Commission.

2. Although the Challenge is intended to and may result in denying or modifying the route challenged, I acknowledge that neither the WLCCA, its counsel, nor any expert retained to assist in the Challenge has made any promise, warranty, or assurance that the Challenge will succeed, and that the outcome of the Challenge will depend on a determination of its merit by the Michigan Public Service Commission.

3. The anticipated cost of the Challenge through the completion of an Act 30 contested case proceeding is at least \$150,000. Once the Challenge Fund has reached \$30,000 (“the threshold amount”), the undersigned agrees that their donation is *non-refundable*.

4. If the Challenge Fund does not reach the threshold amount by November 1, 2026, the donation will be refunded to the undersigned, less a prorated deduction for reasonable amounts expended in the effort to organize the Challenge.

5. The undersigned acknowledges and agrees that WLCCA may use my Donation(s) to retain counsel and experts and incur all expenses that WLCCA’s members or Steering Committee deem to be reasonably necessary in pursuing the Challenge, and that, regardless of the outcome of the Challenge, WLCCA’s Steering Committee members and association members shall have no personal liability to the undersigned for actions they take in accordance with the WLCCA’s bylaws.

Donor signature: _____ (If fillable pdf, typed name is your signature).

Printed name: _____ **Address:** _____

City/State/Zip: _____

Phone(s): _____ **Email:** _____

Countersigned: _____ **Printed name:** _____

WLCCA organizer

Dated: _____

WILLIAMSTOWN LOCKE CORRIDOR COMMUNITY ALLIANCE
MEMBERSHIP ENROLLMENT

For the purpose of protecting landowners whose interests are directly affected within the meaning of Act 30 by the route ITC may select for the 345 kV transmission line that it proposes to construct between the Oneida substation and Sabine Lake, the undersigned hereby enrolls as a member of the Williamstown Locke Corridor Community Alliance ("WLCCA") by contributing to a fund ("the Challenge Fund") established for the purpose of retaining counsel and expert witnesses and defraying any expenses necessary to fund the challenge of any proposed or alternative route that would affect my property ("the Challenge"). The undersigned acknowledges and agrees to the following organizing principles and conditions:

1. Although the Challenge is intended to and may result in denying or modifying the route challenged, I acknowledge that neither the WLCCA, its counsel, nor any expert retained to assist in the Challenge has made any promise, warranty, or assurance that the Challenge will succeed, and that the outcome of the Challenge will depend on a determination of its merit by the Michigan Public Service Commission.

2. The undersigned will have the right to notice by email of steering committee and membership meetings, and the undersigned will have a right to vote on all measures subject to membership vote under the WLCCA bylaws, a copy of which has been provided with this membership enrollment.

3. Unless another amount is approved by the steering committee, the undersigned pledges and/or fully tenders with this enrollment an initial contribution to the Challenge Fund of \$2,500 ("the Contribution"), for which this enrollment form, when countersigned by a WLCCA organizer, is my receipt. [To be used if the membership applicant wishes to request that the Steering Committee approve an alternate pledge amount: The undersigned, hereby requests that the steering committee approve a pledge of \$ _____.]

4. Subject to the pledge modification provision in paragraph 3, this initial contribution may be made in no more than two installments, with the first installment \$1,000 and the second installment \$1,500. The initial contribution of \$2,500 must be paid in full by February 28, 2027.

5. The anticipated cost of the Challenge through the completion of an Act 30 contested case proceeding is at least \$150,000. Once the Challenge Fund has reached \$30,000 ("the threshold amount"), the undersigned agrees that the Contribution is *non-refundable*.

6. If the Challenge Fund does not reach the threshold amount by November 1, 2026, the Contribution will be refunded to the undersigned, less a prorated deduction for reasonable amounts expended in the effort to organize the Challenge.

7. If the Challenge Fund reaches the threshold amount and the Challenge is mounted by retaining counsel, WLCCA may assess additional contributions from members as necessary to fund the Challenge to a conclusion.

8. The undersigned acknowledges and agrees that WLCCA may use my Contribution(s) to retain counsel and experts and incur all expenses that WLCCA's members or Steering Committee deem to be reasonably necessary to pursuing the Challenge, and that, regardless of the outcome of the Challenge, WLCCA's Steering Committee members and members shall have no personal liability to the undersigned for actions they take in accordance with the bylaws.

9. The undersigned acknowledges that the WLCCA will maintain information regarding its activities, governance documents, notices and updates and make such available to members. As this information is intended for WLCCA's members only, the undersigned agrees not to distribute it to anyone outside of the WLCCA membership other than immediate family members.

Enrollee signature: _____ (If enrolling by fillable pdf, typed name is your signature).

Printed name: _____ **Address:** _____

City/State/Zip: _____

Phone(s): _____ **Email:** _____

Countersigned: _____ **Printed name:** _____

WLCCA organizer

Dated: _____

ITC OFFICE EXPENSES

DATE	BILLING SOURCE	DESCRIPTION	AMOUNT		
6/1-6/30	McKenna	Investigation of issues related to placement of the ITC transmission line	\$186.00		
6/1-6/30	McKenna	Work related to proposed ITC transmission line: assemble and map relevant data, review and edit materials prepared by Bommarito Consulting, review and edit resolution prepared by Township Attorney Patterson, meetings with team members (in person & zoom)	\$2,301.00		
6/1-6/30	McKenna	Coordinating information and mapping regarding potential ITC corridor	\$113.00		
6/1-6/30	McKenna	Compiled wildlife documentation and prepare and edit soils map	\$1,189.25		
6/1-6/30	McKenna	FOIA request received back and records filled accordingly	\$50.25		
6/1-6/30	McKenna	Officially submitted FOIA request on behalf of the Township			
6/1-6/30	McKenna	Communicated with GIS Staff to update maps & begin to create PA 116 record map	\$100.50		
6/1-6/30	McKenna	GIS analysis to identify parcels crossed by existing 138 kv transmission line and their legal tax descriptions	\$134.00		
6/1-6/30	McKenna	Scanned, digitized & filed physical easements into CS folder for client	\$201.00		
6/1-6/30	McKenna	Communicated with PA 116 Farmland Preservation office with the State of Michigan	\$33.50		
6/1-6/30	McKenna	Filtered through state PA 116 equilization data to determin properties in the Township	\$50.25		
6/1-6/30	McKenna	Obtained tax equilization records from the state of Michigan for PA 116 properties and began converting into GIS shapefiles to create map deliverables for client	\$134.00		
6/1-6/30	McKenna	Traveled to Ingham County Register of Deeds & searched through county vault for Consumers easements affected by 138 kv line	\$402.00		
6/1-6/30	McKenna	Contacted Ingham County Env. Health Department and began FOIA request for septic and well records within set radius of proposed high voltage line	\$117.25		
6/1-6/30	McKenna	GIS parcel analysis for current 138 kv transmission line, including spatial selection of parcels intersected by the transmission line	\$268.00		
	McKenna	Subtotal		\$5,280.00	

ITC OFFICE EXPENSES

7/24/26	Fahey Schultz Burzych	Confer with Township representatives and consultants regarding supplemental Township resolution responding to transmission-line issues: evaluate additional factual support and coordinate preparation of follow-up resolution for Board consideration	\$171.00		
7/27/26	Fahey Schultz Burzych	Review/analysis report re outlining supplemental resolution	\$142.00		
7/27/26	Fahey Schultz Burzych	Reviewing research/consulting memo and drafting update resolution	\$288.00		
7/27/26	Fahey Schultz Burzych	Reviewing supplemental consulting report and materials	\$54.00		
7/28/26	Fahey Schultz Burzych	Reviewing supplemental materials and drafting supplemental resolution in Twp's opposition to transmission line	\$702.00		
7/28/26	Fahey Schultz Burzych	Analyze reports and draft resolution	\$228.00		
7/29/26	Fahey Schultz Burzych	Confer with Township representatives and consultants regarding preparation and coordination of township response to ITC-related matters; evaluate strategy and next steps	\$285.00		
7/29/26	Fahey Schultz Burzych	Reviewing revised resolution and preparing for meeting with Twp; meeting with client re: resolution and ITC line	\$216.00		
7/30/26	Fahey Schultz Burzych	Reviewing materials for ITC resolution, revising resolution	\$54.00		
7/16/26	Fahey Schultz Burzych	Analysis and telephone call with co-counsel re: ITC/proceeding	\$171.00		
6/11/26	Fahey Schultz Burzych	Review materials re: ITC transmission line, emails w/ counsel	\$228.00		
1/7/26	Fahey Schultz Burzych	Correspondance w/ client regarding franchise agreement	\$28.00		
1/23/26	Fahey Schultz Burzych	Corr re data center moratorium and proposed resolution re t-line, review/corr re resolution format and standards	\$85.50		
1/26/26	Fahey Schultz Burzych	Draft power line resolution	\$198.00		
1/27/26	Fahey Schultz Burzych	Draft power line resolution	\$450.00		
1/28/26	Fahey Schultz Burzych	Review/revise resolution	\$399.00		
1/28/26	Fahey Schultz Burzych	Draft power line resolution	\$378.00		
1/29/26	Fahey Schultz Burzych	Corr with Co Counsel Re Delegation of Supervisor's Projects	\$282.50		
2/2/26	Fahey Schultz Burzych	Review/revise power line resolution	\$90.00		
2/3/26	Fahey Schultz Burzych	Review/revise power line resolution; send to CSP for review	\$18.00		
2/6/26	Fahey Schultz Burzych	Review/revise power line resolution changes: send to CSP for review	\$126.00		
2/9/26	Fahey Schultz Burzych	Review/revise power line resolution changes; sent to township for review	\$108.00		
2/10/26	Fahey Schultz Burzych	Correspondence w/ client re: resolution	\$18.00		

ITC OFFICE EXPENSES

2/10/26	Fahey Schultz Burzych	Corr re parking/lease for utility contact	\$57.00		
2/11/26	Fahey Schultz Burzych	Legal research re: ITC contract	\$108.00		
2/6/26	Fahey Schultz Burzych	Review/revise ITC power lines	\$171.00		
	Fahey Schultz Burzych	Subtotal		\$5,056.00	
	Letters sent	January 2026 - 750 letters *	\$142.50		
		June 2026 - 124 letters	\$23.56		
		July 2026 - 99 letters	\$18.81		
		* Envelope .12, label .01, paper .01, ink .05 cost/letter \$0.19			
	Postage	January 2026 - 750 (.72 ea)	\$540.00		
		June 2026 - 124 (.77 ea)	\$95.48		
		July 2026 - 99 (.82 ea)	\$99.82		
	Mailings Subtotal			\$920.17	
	Staff Hours	95 Hours	\$1,836.80		
	Staff Subtotal			\$1,836.80	
		Grand Total			\$13,092.97

TRUCK ROUTE ORDINANCE

WILLIAMSTOWN TOWNSHIP, MICHIGAN

An Ordinance to promote the health, safety and welfare of the people of Williamstown Township, Ingham County, Michigan, by regulating the use of roads, highways, and streets in the Township by commercial trucks, and to provide or designate routes on which commercial truck traffic is permitted; to establish administrative requirements and prescribe procedures; to establish remedies, provide for enforcement, and fix penalties for the violation of this ordinance; and to repeal all ordinances or parts of ordinances in conflict therewith.

The purpose of this Ordinance is to regulate the orderly operation of trucks on the streets of the Township. The primary objectives are to facilitate the transfer of goods and services by trucks to businesses and to preserve the quality of life of the neighborhoods. Prime considerations involved with the purpose of this Section are: (1) the safety of our citizens; (2) avoidance of unreasonable or unnecessary disturbance or reduction in property values due to truck noise, vibration, and/or air pollution; (3) protection against the deterioration of those streets not designated for truck traffic, and (4) adequate truck service to businesses and residences in an expeditious manner, having due regard for economical vehicle operation.

WHEREBY THE TOWNSHIP OF WILLIAMSTOWN, INGHAM COUNTY, MICHIGAN, ORDAINS:

Section I: Title

This ordinance shall be known and cited as the Williamstown Truck Route Ordinance.

Section II: Definition of Terms, Commercial Truck

As used in this ordinance, including in this section, the following words and terms shall have the meanings stated herein:

- A. A “truck,” as used herein, shall mean any “truck,” “truck tractor,” “semitrailer” or “commercial vehicle” or combination thereof having an elected gross weight greater than 10,000 pounds or used for the transportation of goods, wares, merchandise, raw materials, or materials which have been processed although the manufacturing process has not been completed or there are other steps to be completed in the manufacturing process. The words “truck” or “commercial truck” do not include the following:
1. Bus, as defined by MCLA § 257.4b;
 2. School bus, as defined by MCLA § 257.57;
 3. Authorized emergency vehicles, as defined by MCLA § 257.2;
 4. Motor home, as defined by MCLA § 257.32a;
 5. Farm tractors and other agricultural equipment, as defined by MCLA § 257.16;
 6. Utility service vehicles or vehicles used for construction in the Township while the work is in progress;

7. Road construction and maintenance vehicles while being used for that purpose inside the Township limits;
 8. Authorized refuse trucks while making refuse pick-ups within the residential districts of the Township;
 9. All vehicles owned or leased by the Township; and
 10. All vehicles used exclusively to transport personal possessions or family members for nonbusiness purposes.
 11. Private automobiles and pickup trucks.
- B. "Enforcing agency" means this Township and/or any such other official(s) or agencies as may be designated by the Township Board to enforce this ordinance, including, but not limited to contracted law enforcement agencies.
- C. Additional definitions. The term "Township" shall mean the Township of Williamstown. The terms "elected gross weight," "truck," "truck tractor," "semitrailer" and "commercial vehicle" shall have the same definitions as provided in the Michigan Vehicle Code, Act 300, Public Acts of Michigan, 1949, as amended.

Section III: Restriction on Commercial Truck Traffic

It is unlawful for any person, firm, or corporation to operate or cause to be operated a commercial truck, as hereinafter defined, on any street, road, public right-of-way, or highway ~~unless that route has been designated by this Ordinance as one on which commercial truck traffic is permitted.~~ [named in section VI of this ordinance.](#)

Section IV: Exception, Home Deliveries

A commercial truck may use or travel upon a street, road, public right-of-way, or highway even though it has been designated by the Township as one on which commercial traffic is prohibited if the truck is traveling to a residence for the purpose of delivering or picking up goods, wares, or merchandise, or for the purpose of providing services at the residence upon arrival. Provided, however, that in such event the travel along the prohibited route shall be limited to the minimum necessary to accomplish the pickup, delivery, or service call, and said vehicle shall be driven in such a manner as to leave the prohibited route as quickly as possible by the closest available truck route.

Section V: Exception, Leaving or Returning to Home or Place of Business

Nothing herein contained shall prevent a commercial truck from leaving or returning to its customary storage location at the owner or operator's personal residence, or a commercial or industrial location in the Township which is located along a route on which commercial traffic has been prohibited, provided that the most direct route to and from a non-prohibited truck route is utilized.

Section VI: Designated Truck Routes

~~Commercial trucks shall be operated upon the following routes in the Township only except as otherwise provided in this Ordinance:~~

- ~~1. M-43~~
- ~~2. Haslett Rd.~~
- ~~3. Williamston Rd.~~
- ~~4. Shoeman Rd.~~
- ~~5. Zimmer Rd. from M-43 to Haslett Rd.~~
- ~~6. Sherwood Rd.~~
- ~~7. Meridian Rd.~~
- ~~8. Milton Rd./W. Lovejoy Rd. from Williamston Rd. to Shaftsbury Rd. (N)~~

[See Amendment](#)

Section VII: Signs, Posting

The Township shall, with the approval of the Ingham County Road Commission, ~~cause all routes which are designated as truck routes to be posted.~~ [post signs on all prohibited roads.](#)

Section VIII: Special Permits

The Township Supervisor shall have authority to grant a written permit in special cases which would otherwise be in violation of the provisions of this Ordinance. Such permits, however, shall not be given for more than one (1) round trip, and in no case shall a permit be valid for a period longer than ten (10) days from the date of issue. Said permit shall describe the vehicle, the time and dates of travel, and the route to be taken by the vehicle. The Township Board shall set a fee for such special permits by resolution. It is the intention of this provision to provide for bona fide use of commercial vehicles and trucks outside of the truck routes where the necessity and practicality of a situation dictates a proper exception to the application of the Ordinance.

Section IX: Violations

Any person, firm, or corporation which violates the provisions of this Ordinance shall be responsible for a municipal civil infraction. The sanction for a violation of this Ordinance shall be a civil fine of not less than \$100.00, plus costs and other sanctions. Increased civil fines may be imposed for repeated violations of this Ordinance by a person, firm, or corporation. A "repeat violation" of this Ordinance is a second or subsequent violation of this Ordinance committed by a person, firm, or corporation within six (6) months of a prior violation of this Ordinance, and for which the person, firm, or corporation admits responsibility or is determined to be responsible.

The sanction for a violation of this Ordinance which is a first repeat violation shall be a civil fine of not less than \$250.00, plus costs and other sanctions. The sanction for a violation of this Ordinance which is a second or subsequent repeat violation shall be a civil fine of not less than \$500.00, plus costs and other sanctions. The Township Supervisor, an authorized Township official, any law enforcement officer, including but not limited to the Meridian Township Police Department, Ingham County Sheriff's Department or the Michigan State Police, and the Township

Attorney are authorized to issue municipal civil infraction citations for violations of this Ordinance.

Section X: Administrative Liability

No officer, agent, or employee of the Township, or member of the Township Board shall render themselves personally liable for any damage that may accrue to any person as a result of any act, omission, decision, or other consequence or occurrence arising out of the discharge of their duties and responsibilities pursuant to this Ordinance.

Section XI: Severability

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

Section XII: Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided that this ordinance shall not be construed to repeal expressly or by implication any provision of the Township Building Code.

Section XIII: Effective Date

This ordinance shall take effect 30 days after publication as required by law.

Adopted _____, 2022; Published _____, 2022; Effective _____, 2022.

ORDINANCE TO AMEND THE TRUCK ROUTE ORDINANCE
Williamstown Township
Ingham County, Michigan

AN ORDINANCE TO AMEND THE WILLIAMSTOWN TOWNSHIP TRUCK ROUTE ORDINANCE AND TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE.

WILLIAMSTOWN TOWNSHIP HEREBY ORDAINS:

Section 1. Amendment

Section VI: Designated Truck Routes, shall be amended to read as follows:

Commercial trucks shall not be operated upon the following routes in the Township except as otherwise provided in this Ordinance:

1. Barry Rd – From Shoeman Rd. to Williamston Rd.
2. Milton/Lovejoy Rd – From Ribey Rd. to Shaftsbury Rd.
3. Gulick Rd.
4. Epley Rd.
5. Lounsbury Rd.
6. Zimmer Rd., north of Haslett Rd.

Section 2. Severability. The provisions of this Ordinance are hereby declared to be severable, and if any part is declared to be invalid for any reason by a Court of competent jurisdiction, it shall not affect the remainder of the Ordinance, which shall continue in full force and effect.

Section 3. Repeal. All other ordinances or parts of ordinances conflicting or inconsistent with the provisions of this Ordinance, to the extent of such conflict or inconsistency only, are hereby repealed.

Section 4. Effective Date. This Ordinance shall become effective upon its passage, publication, and recording by the Township Clerk.

Reviewed by Ingham County Road Department:

Adopted by the Township Board:

Published on:

Effective Date:



September 2, 2026

Township Board and Planning Commission
Williamstown Township
4990 N. Zimmer Rd.
Williamston, MI 48895

Subject: Zoning Revisions Involving Article 8.00

Dear Township Board Members and Planning Commissioners:

The Planning Commission has completed its review of Article 8.00 of the Zoning Ordinance and asked that I forward it to you for your review.

Enclosed you will find a marked-up version of Article 8.00 in which I have noted in red all the proposed revisions. You will also find a clean updated version of Article 8.00 in which all the revisions have been made.

A question came up during the review of Article 8.00 whether Accessory Dwelling Units (ADUs) are intended to be occupied by anyone or only by persons related to the occupant of the principal residence by blood, marriage, or legal adoption. I have reviewed the Zoning Ordinance thoroughly and have determined that under the current regulations ADUs can be occupied by anyone.

The Planning Commission discussed this issue at length at its August 26th meeting. There were several Commissioners who believed that the intent of the ADU regulations was to create opportunities for residents to build residential facilities for family members. The Commissioners expressed concern about use of the ADU regulations to increase density.

Others raised the possibility that construction of ADUs could alleviate a shortage of affordable housing. Also, the opportunity to construct an ADU may make it affordable for some residents to age in place.

The Commission eventually decided that the Zoning Ordinance needed to be more restrictive with ADUs. The needed revision actually affects the definition of Accessory Dwelling Unit in Section 1.03, rather than Section 8.03(A). By a vote of 6-3, the Planning Commission agreed to amend the first sentence in the definition to read as follows:

A smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home, that is occupied by either persons who are family members, caregivers, or gratuitous guests.



The Planning Commission welcomes your input, particularly on the Accessory Dwelling Unit issue. If you have any questions regarding these documents, please do not hesitate to contact me.

Sincerely,

McKENNA

Christopher J. Doozan, AICP
Community Planning Consultant

c: Ron Poth, Township Supervisor
Robin Cleveland, Township Clerk
Sheryl Monette, Planning Assistant
Julie Bellinger, Deputy Clerk

ARTICLE 8.00

Site Development Standards Applicable to Specific Uses

Section 8.01 Intent and Scope of Application

Each use listed in this Article, whether permitted by right or subject to approval as a special land use, shall be subject to the site development standards specified, in addition to applicable standards and requirements for the district in which the use is located. These standards are intended to alleviate the impact from a use which is of a size or type, or which possesses characteristics which are unique or atypical in the district in which the use is located. These standards are further intended to assure that such uses will be compatible with surrounding uses and the orderly development of the district. Conformance with these standards shall be subject to site plan review.

Unless otherwise specified, each use listed in this Article shall be subject to all applicable dimensional requirements for the district in which the use is located. Compliance with the standards in this Article does not relieve the owner or operator of a permitted use from complying with additional standards in other applicable Township ordinances, including the Township's Nuisance Abatement Ordinance.

Section 8.02 Scope of Requirements

A. Adult Book or Supply Stores, Adult Motion Picture Theaters, Adult Live Stage Performing Theaters, Adult Outdoor Motion Picture Theaters, and Group "A" Cabarets

In the development and execution of this Ordinance and this Section, it is recognized that there are certain uses which, because of their very nature, have serious objectionable characteristics, particularly when several of them are concentrated under certain circumstances, thereby having a deleterious effect upon the adjacent areas. The special regulations in this section are intended to prevent a concentration of these uses in any one area, so as to prevent the blighting, deterioration, or downgrading of an area. The following requirements are intended to accomplish these purposes:

1. The establishment of the types of Adult Regulated Uses listed below shall be prohibited if the establishment of such use will constitute the second such use within a one thousand (1,000) foot radius (i.e., not more than one such use within one thousand (1,000) feet of another). The distance between uses shall be measured horizontally between the nearest property lines.
 - a. Adult Book or Supply Stores
 - b. Adult Motion Picture Theaters
 - c. Adult Motion Picture Arcade
 - d. Adult Motel
 - e. Adult Model Studio
 - f. Adult Live Stage Performing Theaters
 - g. Adult Outdoor Motion Picture Theaters
 - h. Group "A" Cabarets
2. It shall be unlawful to hereafter establish any Adult Regulated Use if the proposed regulated use will be within a six hundred (600) foot radius of the following:

- a. Any "Class C" establishment licensed by the Michigan Liquor Control Commission.
 - b. Pool or billiard halls.
 - c. Coin-operated amusement centers.
 - d. Dance centers which typically cater to teens.
 - e. Ice or roller skating rinks.
 - f. Pawn shops.
 - g. Indoor or drive-in movie theaters.
 - h. Public parks, playgrounds, or other recreation uses.
 - i. Churches, convents, monasteries, synagogue, or similar religious institutions.
 - j. Day care centers or nurseries.
 - k. Any public, private or parochial nursery, primary, or secondary school.
 - l. Any residentially used or zoned land, including land that is zoned R-1, R-I-S, RR, AG-SF, RM-1, or AG-C.
3. The distance between uses shall be measured horizontally between the nearest property lines.
 4. The building and premises shall be designed and constructed so that material depicting, describing, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" (as defined in this Ordinance) cannot be observed by pedestrians or from vehicles on any public right-of-way. This provision shall apply to any display, decoration, sign, show window, or other opening.

B. Airports and Related Uses

Airports, landing sites and platforms, hangars, masts, and other facilities for the operation of aircraft may be permitted, subject to the following conditions:

1. Airports for Public Use, Landing Sites for Commercial Use, and Related Accessory Uses

a. *Plan Approval*

The plans for such facilities shall be approved by the Federal Aviation Administration (FAA) and the Michigan Department of Transportation, Office of Aeronautics prior to submittal to the Township for review and approval.

b. *Minimum Standards*

Such facilities shall comply with the standards established by the FAA and the Michigan Office of Aeronautics concerning obstruction of air navigation.

c. *Clear Zones*

All required "clear zones" (as defined by the FAA) shall be acquired and owned by the airport.

d. *Aircraft and Vehicle Parking*

Sufficient parking shall be provided for aircraft storage. Vehicular parking shall be provided for airport users, and for offices, restaurants, sales, and other uses associated with the airport, subject to the requirements in Article 4.00.

e. *Approval from Utility Companies*

The plans for such facilities shall be submitted to all utility companies serving the area, including companies that have communication towers within two miles of the proposed facility.

f. *Setbacks*

No portion of any landing site or pad, runway, or similar facility shall be located closer than five hundred (500) feet to any parcel of land that is zoned or used for residential purposes. This setback shall not apply to landing sites used for private, noncommercial use.

2. Landing Sites for Personal Aircraft and Limited Commercial Use

Landing sites for personal aircraft and limited commercial use may be permitted subject to the following conditions:

- a. All such landing sites shall comply with applicable laws and regulations promulgated by the Federal Aviation Administration and the Michigan Office of Aeronautics.
- b. Landing sites for personal aircraft use shall be for the sole use of the person who owns or maintains the landing area and his/her invited guests.
- c. "Limited commercial use" shall mean that a landing area may be used by aircraft used for crop dusting or spraying, flying banners, or transporting parachutists. A landing site may also be used as a take-off point for hot air balloons.
- d. Twelve (12) take-offs and twelve (12) landings may be permitted per day.
- e. No more than one (1) accessory building (e. g., hangar, garage, storage building, etc.) shall be permitted.
- f. Landing sites shall not be used by aircraft for commercial passenger or cargo operations, except as specifically noted herein.
- g. Landing sites shall not be used for conducting flight instruction.
- h. Landing sites shall not be used as a base for charters or rental of aircraft.
- i. Landing sites shall not be used for commercial maintenance or overhaul of aircraft, or for the sale of fuel, except that maintenance for or by the person who owns or maintains the landing site on his/her own aircraft is permitted.
- j. Compliance with the setback requirements specified in subsection (B)(1)(f), above, is required.

C. Automobile or Vehicle Dealers

Automobile or vehicle dealers with repair facilities or outdoor sales space shall be subject to the following requirements. These requirements shall apply to operations involved in the sale, lease or rental of new or used vehicles, house trailers, recreational vehicles, trucks, and other vehicles.

1. Grading, Surfacing, and Drainage

Outdoor sales lots, parking areas, and other vehicle maneuvering areas shall be hard-surfaced with concrete or plant-mixed bituminous material and shall be graded and drained so as to dispose of surface waters. Grading, surfacing, and drainage plans shall be subject to review and approval by the County Drain Commissioner.

2. Driveway Location

The nearest edge of any driveway serving an outdoor vehicle sales area shall be located at least sixty (60) feet from any street or road intersection (as measured from the nearest intersection right-of-way line).

3. Servicing of Vehicles

Any servicing of vehicles, including major motor repair and refinishing, shall be subject to the following requirements:

- a. Service activities shall be clearly incidental to the vehicle sales operation.
- b. Vehicle service activities shall occur within a completely enclosed building.
- c. Partially dismantled vehicles, damaged vehicles, new and used parts, and discarded parts shall be stored within a completely enclosed building.
- d. The building containing service operations shall be located a minimum of fifty (50) feet from any property line.
- e. There shall be no external evidence of the service operations, in the form of dust, odors, or noise, beyond the service building.

4. Broadcasting Devices Prohibited

Devices for the transmission or broadcasting of voice or music shall be prohibited outside of any building.

5. Setbacks

Outdoor sales lots, parking areas, and other vehicle maneuvering areas shall comply with the locational requirements for parking lots, as specified in Section 4.01(B)(1)..

6. Minimum Lot Area

The minimum lot area required for such uses shall be 43,560 sq. ft.

D. Automobile Filling Stations, Automobile or Vehicle Service Stations, Automobile Repair Garages

The following regulations shall apply to Automobile Filling Stations and Automobile or Vehicle Service Stations, including tire, battery, muffler and undercoating shops:

1. Minimum Lot Area

The minimum lot area required for such uses shall be 40,000 sq. ft.

2. Minimum Lot Width

The minimum lot width required for such uses shall be 200 ft.

3. Minimum Setbacks

Repair garages or other buildings shall comply with the setback requirements for the district in which the use is located. However, a minimum setback of forty (40) feet shall be maintained on all sides which abut property that is zoned or used for residential purposes. Pump islands and canopies shall comply with the following requirements:

	Minimum Setback from Right-of-Way Line	Minimum Setback from Residential Use or Zone
Nearest Edge of Pump Island	30 ft.	50 ft.
Nearest Edge of Unenclosed Canopy	20 ft.	40 ft.

4. Ingress and Egress

Ingress and egress drives shall be a minimum of thirty-one (31) feet and a maximum of forty (40) feet in width. Driveway spacing shall comply with the access management requirements in Section 26.06(D). The nearest edge of any such drive shall be located at least twenty-five (25) feet from the nearest point of any property zoned or

used for residential purposes.

Curb openings for drives shall not be permitted where the drive would create a safety hazard or traffic nuisance because of its location in relation to other ingress and egress drives, its location in relation to the traffic generated by other buildings or uses or its location near vehicular or pedestrian entrances or crossings.

5. Layout

All lubrication equipment, automobile wash equipment, hoists, and pits shall be enclosed entirely within a building. Gasoline pumps shall be located so that motor vehicles do not park on or extend over abutting landscaped areas, sidewalks, streets, buildings, or adjoining property while being served. Service bay doors and windows shall be oriented so they face away from abutting residentially zoned or used property.

6. Outside Storage

Inoperable, wrecked or partially dismantled vehicles shall not be stored or parked outside for a period exceeding two (2) days. Such vehicles must be stored in the rear yard within a masonry screening wall that is not less than six (6) feet in height.

7. Vehicle Sales and Storage

The storage, sale, or rental of new or used cars, trucks, trailers, and any other vehicles on the premises is prohibited.

E. Automobile Wash or Car Wash Establishment

The following regulations shall apply to Automobile Wash or Car Wash Establishments:

1. Minimum Lot Size

The minimum lot size required for automobile or car wash establishments shall be 21,780 sq. ft.

2. Layout

All washing activities shall be carried on within a fully enclosed building. Vacuuming activities shall be permitted in the rear yard only, provided such activities are located at least fifty (50) feet from adjacent residentially zoned or used property. Entrances and exits shall not face abutting residentially zoned or used property.

3. Entrances and Exits

Sufficient space shall be provided on the lot so that vehicles do not enter or exit the wash building directly from an adjacent street or alley. All maneuvering areas, stacking lanes, and exit aprons shall be located on the car wash parcel itself. Streets and alleys shall not be used for maneuvering or parking by vehicles to be serviced by the automobile wash.

4. Orientation of Open Bays

Buildings should be oriented so that open bays, particularly for self-serve automobile washes, do not face onto adjacent thoroughfares unless screened by landscaping.

5. Exit Lane Drainage

Exit lanes shall be sloped to drain water back to the wash building to drainage grates.

F. Bed and Breakfast Establishments

Bed and breakfast establishments, as defined in Section 1.03, shall be subject to the following regulations:

1. Bed and Breakfast Establishments an Accessory Use

A bed and breakfast establishment shall be clearly incidental to the principal residence on the site. Accordingly, the bed and breakfast operations shall be confined to the single-family dwelling unit which is the principal dwelling on the site. Not more than thirty percent (30%) of the total floor area of the dwelling unit be used for bed and breakfast sleeping rooms.

2. Maximum Number of Units

Lot Size	Maximum Number of Units per Establishment
Up to 2.5 acres	3 units, depending on building requirements
More than 2.5 acres	Based on good planning and design principles, as determined by the Planning Commission

3. Principal Residence

The dwelling unit shall be the principal residence of the operator, and the operator shall live in the dwelling unit when the bed and breakfast facility is in operation.

4. Kitchen Facilities

There shall be no separate cooking facilities for the bed and breakfast establishment, other than those which serve the principal residence. Food may be served only to those persons who rent a room in the bed and breakfast facility.

5. Building Requirements

A building used for a bed and breakfast establishment shall comply with the following minimum requirements:

- a. There shall be at least two (2) exits to the outdoors.
- b. Rooms used for sleeping shall have a minimum size of one hundred (100) square feet for two (2) occupants, plus and additional thirty (30) square feet for each additional occupant. Rooms shall be designed to accommodate no more than four (4) occupants.
- c. Each sleeping room shall be equipped with a smoke detector.
- d. Bed and breakfast establishments shall comply with the Fire Code.

6. Parking

Adequate off-street parking shall be provided for bed and breakfast patrons, in accordance with Article 4.00.

G. Cemeteries

The following regulations shall apply to the establishment of new cemeteries or expansion of existing cemeteries:

1. Location

No portion of any cemetery that is located in a wetland or within the 100-year flood boundary shall be developed or platted for grave sites.

2. Accessory Buildings

A crematorium, mausoleum, columbarium, or other accessory building may be permitted within a cemetery provided that any such building shall be designed and located in accordance with a cemetery master plan, which plan shall be subject to Planning Commission review.

3. Setbacks

No building or structures containing bodies or remains, other than subterranean graves, shall be located closer than one hundred (100) feet to the boundary line of any residential or commercial district. A crematorium located within a cemetery shall be set back a minimum of four hundred (400) feet from the boundary line of any residential district.

4. Location of Entrances

Entrances to cemeteries shall be from a major or secondary thoroughfare, and shall be designed to minimize traffic congestion.

5. Screening

Screening shall be provided along all property lines abutting a residential district or street in a residential district, in accordance with Section 5.02(E).

H. Composting Centers

1. The applicant shall submit an Impact Assessment (Section 2.23) describing the expected odors, aesthetic impact, environmental impacts, vehicular and truck impacts associated with the use, and any mitigation measures to be employed.
2. The site plan shall clearly illustrate the layout of the composting operation, including: buildings, staging area, parking, on-site truck maneuvering (truck turning radii shall be illustrated), curbing area, landscaped buffers, sales area and fencing.
3. Composting operations shall only be permitted on an impervious surface.
4. Composting operations shall be at least five hundred (500) feet from any residential district.
5. All composting operations shall be at least two hundred (200) feet from the boundary of any lake, stream, drain, wetland or other surface water body. The applicant shall describe procedures for managing stormwater runoff and preventing pollution of surface water bodies or groundwater. Groundwater quality monitoring devices shall be provided.
6. Documentation shall be provided indicating that the soils percolate and are not characterized by a high water table.
7. The applicant shall describe acceptable methods for control of odors.
8. A landscaped greenbelt, as described in Section 5.02(E) shall be provided on all sides adjacent to a residential district. A landscaped greenbelt as described in Section 5.02(D) shall be provided on all other sides unless waived by the Planning Commission in consideration of adjacent uses and topographic features.
9. Access shall be provided solely on Class A truck routes.
10. All storage areas shall be enclosed in a building.
11. The requirements in this section shall not apply to composting undertaken by a property owner for his/her own benefit, provided that organic matter is not brought in from off-site.

I. Concrete Plants

Concrete plants shall comply with the following regulations:

1. Minimum Lot Size

Concrete plants shall have a minimum lot area of five (5) acres.

2. Setbacks

To reduce the effects of airborne dust, dirt, and noise, plant equipment, stockpiles, truck staging areas, and similar operations shall be located no closer than three hundred (300) feet to any public or private road right-of-way line, no closer than one hundred (100) feet to any adjacent property lines, and no closer than one thousand (1,000) feet to any property that is residentially zoned.

3. Access

Concrete plants shall have direct access onto a paved principal arterial. All driveways, loading areas, staging areas, and truck maneuvering areas within the site shall be paved.

4. Stacking Spaces

A minimum of five (5) stacking spaces shall be provided on the premises for trucks waiting to be loaded.

5. Hours of Operation

Mixing, loading, and related plant activities shall occur only between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday.

6. Maximum Size

Concrete plants shall be of a low profile design and production shall be restricted to no more than 250 cubic yards per day.

7. Layout

Concrete batch plants and operations shall be entirely enclosed within a building.

8. Outside Storage

Outside storage of materials other than sand, gravel and other natural materials used in the concrete manufacturing process shall be prohibited. Sand and gravel storage shall be enclosed on three sides with a wall or landscaped berm. The location and size of sand and gravel storage areas shall be shown on the site plan. At no time shall stockpiles exceed fifteen (15) feet in height.

9. Screening

Concrete plant facilities, including parking and loading areas, shall be screened in accordance with Section 5.02(E).

10. Truck Traffic

Truck traffic shall be limited to twenty-five (25) trips leaving the site per day. Trucks hauling concrete mixing materials to the site shall be loaded and covered in accordance with all applicable State and County and local regulations.

11. Back-up Alarm

All trucks using the facility shall be fitted with an automatic back-up alarm. Such alarm shall have a listening device which automatically adjusts the volume so the alarm can be heard just above the ambient noise level.

12. Truck Washes

All truck washing activities shall be carried on within a designated hard surfaced area. Such area shall be designed so that wash water is captured and disposed of by an approved method as noted below. Truck washing shall be limited to only those trucks that are permanently housed on the concrete plant site.

13. Pollution Control

Concrete plants shall comply with the dust and noise standards set forth in Article 9.00. The plan for fugitive dust control shall address emissions from stockpiles, process sources, and traffic. Concrete plant building floor drains shall not be permitted to connect with a dry well or septic system. Unless a groundwater discharge permit has been obtained from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or successor agency, all drains must be connected to a closed holding tank. A plan for off-site disposal of holding tank effluent must be noted on the site plan.

14. Plan Approval

The applicant shall obtain required approvals from all state or county agencies having jurisdiction, including but not limited to: the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or successor agency. Air Quality Control Division, Michigan Pollution Control Commission and Ground Water Division. Evidence of approvals from relevant agencies shall be submitted to the Township prior to issuance of a building permit..

15. Excess Concrete

The proposed recovery system for excess concrete must be noted on the site plan and approved by the Township. Storage of excess concrete on the site shall not exceed the limits specified in the approved recovery plan. Excess concrete from other locations shall not be brought onto the site for recovery.

16. Impact Assessment

An impact assessment shall be submitted, pursuant to Section 2.23.

17. Performance Guarantee

Prior to issuance of a building permit, the Township may require submission of a performance guarantee, in accordance with Section 2.18.

J. Drive-in Establishments

The following provisions shall apply to all drive-in establishments:

1. Location of Driveways

Driveways serving drive-in establishments shall be located off of a principal arterial road. The nearest edge of any entrance or exit drive shall be located no closer than sixty (60) feet from any street or road intersection (as measured from the nearest intersection right-of-way line).

2. Screening

An obscuring wall shall be provided along all property lines abutting property that is zoned for residential, commercial or office use, subject to the requirements in Section 6.01.

K. Fast-Food and Drive-Through Restaurants

The following regulations shall apply to Fast-Food and Drive-Through restaurants:

1. Minimum Frontage

The site shall have a minimum of two hundred (200) feet of frontage on a principal arterial road or highway.

2. Location of Driveways

Ingress and egress points shall be located at least sixty (60) feet from the intersection of any two (2) streets (measured from the nearest right-of-way line). The use of secondary access drives in accordance with Section 2.10 and Section 26.06(H) is required.

3. Control of Sound Level

Devices for the transmission of voices shall be so directed or muffled as to prevent sound from being audible beyond the boundaries of the site.

L. Farm Operations

Farm operations, as defined in Section 1.03, are permitted in areas zoned Commercial Agriculture (AG-C), Agriculture Small Farms (AG-SF), Rural Estates (RE), and Rural Residential (RR), subject to compliance with the Michigan Right to Farm Act (Michigan Public Act 93 of 1981, as amended) and the Generally Accepted Agricultural and Management Practices (GAAMPs) promulgated therein.

Farm operations established in Williamstown Township that fail to comply with the Right to Farm Act or GAAMPs shall comply with the following minimum requirements:

1. Location

Farm operations shall not be located in a subdivision, proprietor or assessor's plat, or a condominium. Feedlots, confined animal feeding operations, and commercial livestock operations shall not be located in a floodplain or wetland.

2. Prohibited Uses

The disposal of garbage, sewage, rubbish, or offal from rendering plants is prohibited. Slaughtering of animals is prohibited except where the animals have been raised on the premises.

3. Setbacks

Farm operations shall comply with the following setback requirements:

- a. **Buildings.** Farm buildings shall comply with the minimum setbacks for the district in which they are located, provided that they are located at least two hundred (200) feet from residences on other parcels.
- b. **Livestock Facilities and Livestock Production Facilities.** New and expanding livestock facilities and livestock production facilities shall comply with the site selection and odor control requirements specified in the most recent version of the Generally Accepted Agricultural and Management Practices for Site Selection and Odor Control for New and Expanding Livestock Facilities, published by the Michigan Department of Agriculture and Rural Development.
- c. **Pasture.** Runoff from pasture feeding and watering areas shall be separated from any surface water by a vegetative buffer that is at least sixty-six (66) feet in width.

4. Manure Management

Manure shall be stored, handled, and applied to the land in a manner that conforms to the Manure Management/Utilization GAAMPs to minimize odors and runoff.

5. Pesticide Management

Pesticides shall be used, stored, transferred, and disposed of in a manner that conforms to the Pesticide Utilization/Pest Control GAAMPs.

6. Removal of Dead Animals

Dead animals shall be disposed of within twenty-four hours after death, following procedures cited in the Bodies of Dead Animals Act, Michigan Public Act 239 of 1982, as amended.

7. Exceptions

The provisions in this subsection shall not apply to garden plots for single family residences, or to a collection of farm buildings that is operated for educational, demonstration, or recreational purposes (such as a "petting zoo" or "interpretive farm").

M. Funeral Homes and Mortuaries

The following regulations shall apply to Funeral Homes and Mortuaries:

1. Assembly Area

Adequate assembly area shall be provided off-street for vehicles to be used in funeral processions.

2. Screening

Service, loading, and parking areas shall be screened from adjacent residential areas in accordance with Section 5.02(E).

3. Caretaker's Residence

A caretaker's residence may be provided within the main building of the funeral home or part of an accessory building, subject to the provisions in Section 2.04.

4. Loading Requirements

One (1) loading berth shall be provided per 5,000 square feet of gross floor area, and one (1) additional berth shall be provided for each additional 10,000 square feet of floor area. Each loading berth shall measure at least 10 ft. x 25 ft.

N. Golf Courses and Country Clubs, Par-3 Golf Courses, and Driving Ranges

The following regulations shall apply to Golf Courses, Country Clubs, driving ranges, and Par-3 Golf Courses:

1. Lot Size

Regulation length 18-hole golf courses shall have a minimum lot size of 160 acres, of which a minimum of 110

acres of usable land shall be allocated to fairways, roughs, and greens. Nine-hole courses with regulation length fairways shall have a minimum lot size of 90 acres. Eighteen-hole par-3 courses shall have a minimum lot size of 50 acres.

2. Setbacks and Fairway Width

Principal and accessory buildings shall be set back at least seventy-five (75) feet from all property lines. Fairways and driving ranges shall have sufficient width and shall be oriented in such a manner and set back a sufficient distance to prevent golf balls from being hit outside the perimeter of the golf course. Fairways shall be designed so that existing or future dwelling units are located a minimum of two hundred (200) feet from the center of the fairway.

3. Access

Golf courses and country clubs shall have direct access onto a paved public road.

4. Shelter Buildings

At least one (1) shelter building with toilet facilities shall be provided per nine holes. The shelter shall meet all requirements of the Ingham County Health Department and shall not be a freestanding portable toilet (sometimes referred to as a "porta-potty" or "porta-john").

5. Impact on Water Supply

A hydrogeological study shall be completed and submitted to document the impact of the golf course watering system on groundwater supply. This study shall inventory and analyze well logs from surrounding properties, giving consideration to the depth of the wells and quality of water. The study shall further estimate the quantity of water that will be used on a daily basis during the peak watering periods and shall evaluate the impact of watering operations on surrounding wells. The proprietor shall submit a plan to identify measures that will be taken to conserve water on an ongoing basis and to control pesticides and herbicides from contaminating the ground and surface waters.

6. Building Setbacks

Buildings shall be setback a minimum of 200 feet from any property line that abuts a residential district.

7. Turf Maintenance Plan

The proposed turf maintenance plan and chemical application plan for the first year and for long-term turf maintenance shall be submitted for review. Turf maintenance and chemical applications shall use Best Management Practices.

8. Chemical Storage

Detailed plans for chemical storage shall be provided. Buildings in which chemicals are stored shall be designed to contain spills and shall not have floor drains that discharge into a septic system or other pathway to the groundwater. Plans for emergency containment and clean-up shall also be provided.

The following regulations shall apply to Driving Ranges:

9. Minimum Dimensions and Setbacks

Driving ranges shall have sufficient width and length and shall be designed in such a manner as to prevent golf balls from being hit outside the perimeter of the driving range. The minimum length of the driving range shall be 330 yards, measured from the tee to the end of the range. Tees shall be set back at least 25 yards from each side property line, unless the applicant can demonstrate that golfers will be oriented toward the center of the range so that golf balls will not be hit beyond the side property lines.

10. Screening or Slopes

The Planning Commission may require a landscaped buffer or fencing along the perimeter to screen the driving range from adjacent properties or to prevent balls from being hit outside of the driving range. Screening shall comply with the standards in Section 5.02(E). The Planning Commission may also require that the sides of the

driving range slope upward and be rough mowed so as to intercept stray golf balls.

11. Special Land Use Requirements for Outdoor Recreation Facilities

Driving ranges shall comply with the requirements for Outdoor Recreation Facilities in Section 8.02(Y).

O. Hospitals

The following regulations shall apply to Hospitals:

1. Lot Area

The minimum lot size for hospitals shall be ten (10) acres.

2. Frontage and Access

Hospitals shall front onto a paved major arterial or highway and the main means of access to the hospital for patients, visitors, and employees shall be via the arterial or highway. In no case shall access to a hospital be off of a residential street.

3. Setbacks

The principal building and all accessory buildings shall be set back a minimum distance of one hundred (100) feet from all property lines. The minimum setback shall be increased twenty (20) feet for each story in excess of two (2) stories.

4. Screening

Ambulance and emergency entrance areas shall be screened from view from adjacent residences by the building design or by a masonry wall constructed in accordance with Section 6.01.

5. State and Federal Regulations

Hospitals shall be constructed, maintained, and operated in conformance with applicable state and federal laws, including provisions of the Michigan Hospital Survey and Construction Act, Public Act 299 of 1947, as amended.

P. Kennels

The following regulations shall apply to kennels where three (3) or more dogs, cats, or other domestic animals six (6) months or older are kept:

1. Non-Commercial Kennels

Non-commercial kennels to house only the animals owned by the occupant of the dwelling unit located on the same parcel shall be permitted subject to the following:

a. *Lot Size*

The lot on which any such kennel is located shall be a minimum of two (2) acres in size.

b. *Number of Animals*

No more than six (6) animals over the age of six (6) months shall be housed in a non-commercial kennel.

c. *Breeding*

Breeding of animals shall be restricted to no more than two (2) litters per year.

d. *Setbacks*

Buildings in which animals are kept, animal runs, and exercise areas shall not be located in any required front, side, or rear yard setback area, and shall be located at least one hundred (100) feet from any dwellings or buildings used by the public on adjacent property.

e. *Kennels Prohibited in Subdivisions and Site Condominiums*

Regardless of lot size, non-commercial kennels shall not be permitted in platted subdivisions and site condominiums.

2. Commercial Boarding and/or Breeding Kennels

Commercial boarding and breeding kennels shall be permitted subject to the following:

a. *Operation*

Any such kennel shall be subject to all permit and operational requirements established by County and State regulatory agencies.

b. *Maximum Number of Animals*

Boarding and breeding kennels shall be permitted to house up to five (5) adult animals per net acre of land, but in no case shall a boarding or breeding kennel shall house more than thirty (30) adult animals. Breeding kennels may also house puppies bred on the premises.

c. *Setbacks*

(1) The minimum setback for fully-enclosed kennel buildings shall be 100 feet from any property line and 200 feet from any residential structure on another parcel.

(2) The minimum setback for outdoor runs, animal yards, or any other portion of the kennel where animals will be allowed outdoors shall be 150 feet from any property line and 300 feet from any residential structure on another parcel.

(3) Animals shall not be kept in outdoor runs between the hours of 6:00 p.m. and 8:00 a.m.

d. *Sound Control*

All animals shall be contained in a building which is fully soundproofed, using insulation, soundboards, and acoustic tile.

e. *Odor Control*

Non-absorbent surfaces (such as sealed concrete or ceramic tile) shall be used throughout the kennel. Dog waste shall be power flushed or otherwise removed on a regular schedule, but no less than four (4) times daily.

f. *Kennels Prohibited in Subdivisions and Condominiums*

Regardless of lot size, commercial boarding and/or breeding kennels shall not be permitted in platted subdivisions or condominiums.

Q. Mini-Warehouses and Portable Storage Unit Rental Facilities

The following regulations shall apply to mini-warehouses and facilities where portable storage units (also known as PODS, or Portable On-Demand Storage Units) are available to rent or lease:

1. Lot Area

The minimum lot size for mini-warehouses and portable storage unit rental facility shall be three (3) acres.

2. Permitted Use

Mini-warehouse establishments shall provide for storage only. All such storage must be contained within an enclosed building. Use of semi-trailers for storage is prohibited. Portable storage units for lease or rent shall not be used for storage on the rental site.

3. Site Enclosure

The entire site, exclusive of access drives, shall be enclosed with a six (6) foot high masonry wall or opaque fence,

constructed in accordance with Section 6.01. In lieu of a masonry wall or fence, the Planning Commission may approve a landscape screen, pursuant to Section 5.02(E).

4. Exterior Appearance

The exterior of any mini-warehouse shall comply with the following minimum requirements:

- a. All storage buildings shall have pitched roofs with gables. The minimum pitch of the roof shall be 3 on 1 (3 feet horizontal for every foot vertical).
- b. Any side of a building facing a public road shall have a brick exterior.
- c. Buildings shall be oriented so that overhead doors to storage units do not face toward the road, unless such doors will be completely screened from view from the road.

5. Resident Manager

A resident manager may be permitted on the site for the purposes of maintaining the operation of the facility in conformance with the conditions of the approval. The manager's residence shall conform with the requirements in Section 2.04.

6. On-Site Circulation and Parking

- a. All one-way driveways shall be designed with one ten (10) foot wide loading/unloading lane and one fifteen (15) foot travel lane.
- b. All two-way driveways shall be designed with one ten (10) foot wide loading/unloading lane and two (2) twelve (12) foot travel lanes.
- c. The parking lanes may be eliminated if the driveway does not serve storage units. Signs and painted lines shall be used to indicate parking and traffic direction throughout the site.

R. Motels

The following regulations shall apply to Motels:

1. Design

Each unit shall contain at least a bedroom and bath and a minimum gross floor area of two hundred fifty (250) square feet.

2. Services

Motels shall provide customary motel services, such as maid service, linen service, telephone and/or desk service, and the use of furniture.

S. Nursing Homes and Assisted Living

The following regulations shall apply to Nursing Homes:

1. Lot Area

The minimum lot size for such facilities shall be three (3) acres.

2. Frontage and Access

Such uses shall front onto a paved arterial or collector road and the main means of access for residents or patients, visitors, and employees shall be via the paved road. In no case shall access to a nursing home, be off of a residential street.

3. Setbacks

The principal building and all accessory buildings shall be set back a minimum distance of seventy five (75) feet from all property lines.

4. State and Federal Regulations

Nursing homes, shall be constructed, maintained, and operated in conformance with applicable state and federal laws.

T. Oil and Gas Processing Facilities

The following regulations shall apply to oil and gas processing or sweetening plants, unless specific regulations are deemed unenforceable by authority of the Michigan Supervisor of Wells:

1. Setbacks

- a. Oil and gas processing plants shall be located a minimum of 1,300 feet from any existing residential, commercial or industrial establishments, wetlands, or surface water.
- b. Oil and gas processing plants shall be located a minimum of 2,640 feet from population concentrations, such as subdivisions, apartment buildings, residential developments, or mobile home parks, and from uses whose occupants would be difficult to evacuate, such as hospitals or nursing homes.

2. Density

There shall be no more than one (1) oil and gas processing facility in operation per square mile section of land. Such facilities shall be designed to service all oil and gas wells that are expected to need such service within a two (2) mile radius.

3. Screening

Oil and gas processing facilities shall be screened in accordance with Section 5.02(E).

4. Air Pollution Control

Emissions from the plant shall meet or exceed all applicable state and federal pollution standards, including state standards in Michigan Public Act 451 of 1994, as amended, and the rules adopted pursuant to that Act. Monitors/sensors shall be installed in at least four locations along the perimeter of the site. In addition, monitors shall be installed in all process buildings. These monitors shall be set to alarm and automatically cause the plant to be shut down upon detection of excessive concentrations of hydrogen sulfide, sulfur dioxide, methane, or other gases. The plant operator shall provide the Township with the instrument shut down set points, which shall be subject to review and approval. All monitors shall be maintained in proper working order at all times.

5. Fire Detection

The fire detection and suppression system shall be constructed and maintained in accordance with state and local fire and building codes, and as approved by the Fire Chief. Fire eyes shall be installed in storage tank areas and in process buildings.

6. Noise

Oil and gas processing plants shall comply with the noise standards set forth in Article 9.00.

7. Automatic Alarm System

In the event that instruments, sensors, or monitors detect a malfunction of the system, including but not limited to the detection of gas leaks, odors, fire, flare failure, or improper operation of the processing equipment, an alarm system shall be set to automatically operate.

The alarm system shall be operated through a bonded alarm company approved by the Township. The alarm company shall be instructed to contact the Northeast Ingham Emergency Service Authority (NIESA) dispatcher and plant operating personnel.

8. Site Security

The following security measures shall be maintained on the site:

a. Fencing

The site shall be fully enclosed with a six foot high chain link fence with three strands of barbed wire along the

top of the fence.

b. *Locking of the Facility*

All building doors and fence gates shall be kept closed and locked, except when personnel are at the site during the daytime hours.

c. *Signs*

"Poisonous Gas" or other appropriate warning signs shall be placed at fifty (50) foot intervals along the fence surrounding the facility. The warning signs shall have a reflective surface.

d. *Lighting*

The site shall be adequately lighted, in accordance with Section 2.12.

e. *Telephone Monitoring System*

In the event of a break-in or other lapse of security, the bonded alarm system shall automatically be put into operation, and operating personnel and local law enforcement officials shall be notified.

9. Preventative Maintenance

The facility shall be maintained in proper operating condition at all times. Manufacturer's recommendations concerning periodic maintenance shall be adhered to.

10. Site Closure

In the event that operation of the facility is terminated for a period exceeding six (6) months, all equipment and surface piping shall be removed and foundations shall be destroyed to a depth of 36 inches below grade. The entire site shall be evenly graded and re-seeded.

11. Other Approvals

The applicant shall submit proof of permits and approvals from all state or county agencies having jurisdiction,.

12. Performance Guarantee

Prior to issuance of a building permit, the Township may require submission of a performance guarantee, in accordance with Article 2.18.

U. Open-Air Business

The following regulations shall apply to Open-Air Businesses, whether operated year round or on an intermittent basis:

1. Lot Area

The minimum lot size for open-air businesses shall be 40,000 sq. ft.

2. Driveway Location

The nearest edge of any driveway serving an open-air business shall be located at least sixty (60) feet from any street or road intersection (as measured from the nearest intersection right-of-way) and at least twenty (20) feet from any side property line (see the requirements for unobstructed site distance in Section 2.09(A)(4)).

3. Parking Setback

Parking shall be setback a minimum of fifteen (15) feet from any road right-of-way line, unless otherwise noted. The area between the parking and the road right-of-way shall be landscaped in accordance with Section 5.02(B).

4. Lot Width

The minimum lot width for open-air businesses shall be two hundred (200) feet.

5. Loading and Parking

All loading and parking areas for open-air businesses shall be confined within the boundaries of the site, and shall not be permitted to spill over onto adjacent roads.

6. Outdoor Display of Vehicles

The outdoor display of new or used automobiles, boats, mobile homes, recreational vehicles, trailers, trucks, or tractors which are for sale, rent, or lease shall comply with the requirements in Section 8.02(C).

7. Plant Material Nursery

Nurseries which deal with plant materials shall comply with the following:

- a. Plant storage and display areas shall comply with the minimum setback requirements for the district in which the nursery is located.
- b. The storage of soil, fertilizer, and similar loosely packaged materials shall be contained and covered to prevent it from blowing onto adjacent properties.

8. Roadside Stands

Roadside stands shall be subject to the requirements in Section 8.02(Z).

V. Wireless Communication Facilities1. General Requirements

- a. *Scenario A.* Wireless communications equipment is a permitted use of property and is not subject to special land use approval or any other approval if all of the following requirements are met:

- (1) The wireless communications equipment will be colocated on an existing wireless communications support structure or in an existing equipment compound.
- (2) The existing wireless communications support structure or existing equipment compound is in compliance with the Township Zoning Ordinance or was approved by the Township Planning Commission.
- (3) The proposed colocation will not do any of the following:
 - i. Increase the overall height of the wireless communications support structure by more than twenty (20) feet or ten percent (10%) of its original height, whichever is greater.
 - ii. Increase the width of wireless communications support structure by more than the minimum necessary to permit colocation.
 - iii. Increase the area of the existing equipment compound to greater than 2,500 sq. ft.
- (4) The proposed colocation complies with the terms and conditions of any previous final approval by the Planning Commission.

- b. *Scenario B.* Wireless communications equipment is subject to special land use approval, in accordance with Section 27.03 of the Zoning Ordinance, if the equipment does not meet requirements "(3)" and "(4)" under Scenario A, but the equipment meets all of the following requirements:

- (1) The wireless communications equipment will be colocated on an existing wireless communications support structure or in an existing equipment compound,
- (2) The existing wireless communications support structure or existing equipment compound is in compliance with the Township Zoning Ordinance or was approved by the Township Planning Commission.

- c. *Scenario C.* Wireless communication equipment is subject to special land use approval, in accordance with Section 27.03 of the Zoning Ordinance if the proposal does not involve colocation (e.g., a new facility).

2. Approval Procedures

The following procedures have been established to achieve approval of a proposed wireless communications facility:

- a. *Scenario A.* Scenario A Wireless communication equipment proposals require no zoning approval. However, plans for Senario A improvements shall be submitted to the Township.
- b. *Scenario B.* Scenario B wireless communication equipment proposals require special land use approval. Accordingly, such proposals are subject to the procedures in Section 27.03 and the following special procedures.

<u>Steps</u>	<u>Action</u>
1.	Applicant submits plan and \$1,000 fee.
2.	Within 14 days Township administration determines if application is complete.
3.	If application is incomplete, administration notifies applicant.
4.	If application is complete, administration initiates SLU review by scheduling special land use public hearing. Special land use review must be complete <u>(60) days</u> after the application is considered complete.
5.	Township Planner reviews plan, transmits letter to Planning Commission.
6.	Planning Commission reviews plan, makes recommendation to Township Board.
7.	Township Board approves or denies application.

- c. *Scenario C.* Scenario C wireless communication equipment proposals require special land use approval. Accordingly, such proposals are subject to the procedures outlined for Senario B, except that in Step 4 the special land use review must be complete not more than ninety (90) days after the application is considered complete.

3. Standards and Conditions

All applications for wireless communication facilities that require special land use approval shall be reviewed in accordance with the following standards and conditions. If approved, such facilities shall be constructed and maintained in accordance with such standards and conditions and any additional conditions imposed by the Planning Commission and Township Board.

- a. *Public Health and Safety.* Facilities and/or support structures shall not be detrimental to the public health, safety and welfare.
- b. *Harmony with Surroundings.* To the extent feasible, facilities shall be designed to be harmonious with the surrounding areas.
- c. *Compliance with Federal, State and Local Standards.* Wireless communication facilities shall comply with applicable federal and state standards, including requirements promulgated by the Federal Aviation Administration (FAA), Federal Communication Commission (FCC), and Michigan Aeronautics Commission. Wireless communication support structures shall comply with all applicable building codes.
- d. *Maximum Height.* Applicants shall demonstrate a justification for the proposed height of the structures and an evaluation of alternative designs which might result in lower heights. The maximum height of a new or modified support structure and antenna shall be the minimum height demonstrated to be necessary for reasonable communication by the applicant (and by other entities to colocate on the structure), but shall not exceed one hundred twenty (120) feet. Higher towers may be permitted, however, if necessary to achieve colocation. The buildings, cabinets, and other accessory structures shall not exceed twenty (20) feet.
- e. *Minimum Setbacks.* The setback of a new or modified support structure from any residential-zoned district or existing or proposed right-of-way or other publicly traveled road shall be no less than the total height of the structure and attachments thereto.

Where the proposed new or modified support structure abuts a parcel of land zoned for a use other than residential, the support structure shall comply with the required setbacks for principal buildings specified in the Schedule of Regulations for the zoning district in which the facility is located.

Buildings and facilities accessory to the wireless communication facility (other than the support structure) shall comply with the required setbacks for principal buildings specified in the Schedule of Regulations for the zoning district in which the facility is located.

- f. *Access.* Unobstructed permanent access to the support structure shall be provided for operation, maintenance, repair and inspection purposes, which may be provided through or over an easement. The permitted type of surfacing, dimensions and location of such access route shall be subject to approval by the Planning Commission, based on evaluation of the location of adjacent roads, layout of buildings and equipment on the site, utilities needed to service the facility, proximity to residential districts, disturbance to the natural landscape, and the type of vehicles and equipment that will visit the site.
 - g. *Division of Property.* The division of property for the purpose of locating a wireless communication facility shall be permitted only if all zoning requirements, including lot size and lot width requirements are met.
 - h. *Equipment Enclosure.* If an equipment enclosure is proposed as a building or ground-mounted structure, it shall comply the required setbacks and other requirements specified for principal buildings in the Schedule of Regulations for the zoning district in which the facility is located. If an equipment enclosure is proposed as a roof appliance on a building, it shall be designed, constructed and maintained to be architecturally compatible with the principal building.
 - i. *Design Objectives.* The support structure and all accessory buildings shall be designed to minimize distraction, reduce visibility, maximize aesthetic appearance, and ensure compatibility with surroundings. Accordingly, support structures shall be grey or white (or another color that is found to be more harmonious with surroundings) and shall not have lights unless required otherwise by the Federal Aviation Administration (FAA). Equipment buildings shall have a brick exterior. No signs or logos visible from off-site shall be permitted on a support structure.
 - j. *Fencing.* Wireless communication facilities shall be enclosed by an open weave, green or black vinyl-coated, chain link fence having a maximum height of six (6) feet. Barbed wire may be permitted.
 - k. *Structural Integrity.* Wireless communication facilities and support structures shall be constructed and maintained in structurally sound condition, using the best available technology, to minimize any threat to public safety.
 - l. *Maintenance.* A plan for the long term, continuous maintenance of the facility shall be submitted. The plan shall identify who will be responsible for maintenance, and shall include a method of notifying the Township if maintenance responsibilities change.
4. Removal of Unused or Obsolete Facilities
- a. A condition of every approval of a wireless communication facility shall be adequate provision for removal of all or part of the facility by users and owners upon the occurrence of one or more of the following events:
 - (1) When the facility has not been used for one hundred eighty (180) days or more. For purposes of this section, the removal of antennas or other equipment from the facility, or the cessation of operations (transmission and/or reception of radio signals) shall be considered as the beginning of a period of no use.
 - (2) Six (6) months after new technology is available at reasonable cost, as determined by the Township Board, which permits the operation of the communication system without the requirement of the support structure.
 - b. The situations in which removal of a facility is required, as set forth in subsection (4)(a)(1), above, may be applied and limited to portions of a facility.
 - c. Upon the occurrence of one or more of the events requiring removal, the property owner or persons who had used the facility shall immediately apply for any required demolition or removal permits, and immediately proceed with and complete the demolition, removal, and site restoration.
 - d. If the required removal of a facility or a portion thereof has not been lawfully completed within sixty (60) days of the applicable deadline, and after at least thirty (30) days written notice, the Township may remove or secure the removal of the facility or required portions thereof, with its actual cost and reasonable administrative charge to be drawn or collected and/or enforced from or under the security posted at the time application was made for establishing the facility.

5. Application Requirements

- a. *Site Plan and Special Land Use Review.* A site plan prepared in accordance with Section 29.02 shall be submitted, showing the location, size, screening and design of all buildings, outdoor equipment, and structures. Where the wireless communication facility is subject to special land use approval the procedures and standards in Section 29.03 shall be followed.
- b. *Landscape Plan.* A detailed landscaping plan shall be submitted illustrating the number, species, location, and size at the time of planting of all proposed trees and shrubs. The purpose of landscaping is to provide screening and aesthetic enhancement for the structure base, accessory buildings and enclosure.
- c. *Structural Specifications.* Structural specifications for the support structure and foundation shall be submitted for review. The structural specifications shall state the number of various types of antennae capable of being supported on the structure. A soils report prepared by a geotechnical engineer licensed in the State of Michigan shall also be submitted confirming that the soils on the site will support the structure. Structural plans shall be subject to review and approval by the Township Engineer.
- d. *Security.* The application shall include a description of security to be posted immediately upon issuance of a building permit for the facility to ensure removal of the facility when it has been abandoned or is no longer needed, as previously noted. In this regard, the security shall, at the election of the applicant, be in the form of: (1) cash; (2) surety bond; (3) letter of credit; or, (4) an agreement in a form approved by the Township Attorney and recordable at the office of the Register of Deeds, establishing a promise of the applicant and owner of the property to remove the facility in a timely manner as required herein, with the further provision that the applicant and owner shall be responsible for the payment of any costs and attorney's fees incurred by the Township in securing removal.
- e. *Contact Person.* The application shall include the name, address and phone number of the person to contact for engineering, maintenance and other notice purposes. This information shall be continuously updated during all times the facility is on the premises.

W. Recreation Facilities

1. Outdoor Recreation Facilities

Outdoor recreation facilities, such as, but not limited to, ski facilities, courses for off road vehicles and snowmobiles, campgrounds, baseball facilities, and swimming pools, shall comply with state and Federal regulations and the following regulations:

a. *General Requirements*

- (1) Setbacks. Principal and accessory buildings shall be set back at least seventy-five (75) feet from all property lines, unless otherwise specified herein.
- (2) Access. Outdoor recreation uses shall have direct access onto a principal arterial.
- (3) Impact on Surrounding Properties. The location, layout, design, or operation of outdoor recreation facilities shall not impair the continued enjoyment, use, and future orderly development of adjacent and nearby properties. The Planning Commission may specify the hours of operation in order to assure compatibility with adjacent uses.
- (4) Nuisance Impacts. Outdoor recreation uses shall not generate excessive noise, odors, dust, or other impacts, such that the continued use and enjoyment of adjacent properties would be impaired.
- (5) Parking. All parking for outdoor recreation uses shall be provided in off-street parking lots, designed in accordance with Section 4.01, and set back a minimum of forty (40) feet from any residential district.
- (6) Screening. Outdoor recreation uses shall be screened from view from adjacent property zoned or used for residential purposes, in accordance with Section 5.02(E).
- (7) Accessory Retail Facilities. Accessory retail or commercial facilities, such as food and beverage facilities or equipment shops, shall be designed to serve only the patrons of the outdoor recreation facility, unless otherwise listed as a permitted use in the district in which the facility is located.

b. *Off-Road Vehicle and Snowmobile Trails, Gun Ranges*

Courses or trails for off-road vehicles, snowmobiles, or similar use, and gun ranges, shall comply with the following regulations:

- (1) Minimum Parcel Size. A minimum of eighty (80) acres shall be required for such uses.
- (2) Location. The site shall be located in a predominantly undeveloped area so as to minimize adverse impact on adjacent uses.
- (3) Operations Plan. The applicant shall provide a detailed operations plan clearly outlining the types, locations, and characteristics of uses proposed, including proposed hours of operation. The Township may regulate the operation and hours of activity to minimize adverse impacts on nearby properties.
- (4) Other Regulations. All such uses shall comply with applicable state and federal laws and regulations.

c. *Campgrounds*

Campgrounds for travel trailers, tents, tent-campers, and motor homes shall comply with the following requirements:

- (1) Setbacks. Buildings, structures, and areas designated for camping shall be located a minimum of one hundred (100) feet from all property lines. The storage of vehicles not set up for occupancy shall be located a minimum of two hundred (200) feet from all property lines, and shall be screened in accordance with Section 5.02(E).
- (2) Minimum Campsite Size. Each campsite shall be at least fifteen hundred (1,500) square feet in size for campsites designed to serve motorhomes, trailers, etc. Campsites designed for tent camping shall be at least six hundred (600) square feet in size.
- (3) Utilities. Each campsite shall either be provided with individual water and sewer hookups approved by the Ingham County Health Department, or shall have convenient access to approved service buildings.
- (4) Fencing. The entire campground shall be enclosed by a six (6) foot high fence, subject to the requirements in Article 6.00. The fence may be located on the side and rear property lines, but shall be setback a minimum of fifty (50) feet from any road right-of-way line.
- (5) Temporary Residency. Campgrounds shall be for seasonal recreation use only. This provision shall not apply to the manager or caretaker.

d. *Swimming Pools Clubs*

- (1) Enclosure. Outdoor swimming pools in single-family districts shall be enclosed within a six (6) foot high fence. All fences shall be subject to the requirements in Article 6.00. Entry shall be by means of a self-closing, self-latching gate. The latch shall be on the inside so that it is not readily available for children to open. Gates shall be securely locked when the pool is not in use.
- (2) Setbacks. Swimming pools in single-family districts shall be set back at least one hundred (100) feet from any property line that abuts a residential district. In all other districts swimming pools shall be set back a minimum distance of sixty (60) feet from all property lines. In no case shall a swimming pool be located in an easement or right-of-way.
- (3) Swimming Pool Clubs. Swimming pool clubs in residential districts shall be incorporated as non-profit organizations and shall be maintained and operated for the exclusive use of members and their guests. Membership shall be limited by subdivision, or another clearly defined geographic area as specified in the club's articles of incorporation.

e. *Private Swimming Pools*

- (1) Location. Private swimming pools shall be permitted as an accessory structure to the rear or side of the principal structure in residential districts, and also in front of the principal residential structure in RR, RE, AG-SF, and AG-C districts, provided that pools in front shall be screened with landscaping or natural vegetation such that they cannot be seen from the road. Pools shall not be located in any road or utility right-of-way or easement.
- (2) Setbacks. Private swimming pools shall be located no closer than ten (10) feet to any side or rear property line and no closer than ten (10) feet to any building on the same parcel. Pools shall comply with the front yard setback for the district in which they are located, except that in no case shall a pool be located closer than thirty-five (35) feet to a road right-of-way line.

- (3) Fencing. Private swimming pools shall be enclosed within a minimum four (4) foot high fence. All fences shall be subject to the requirements in Article 6.00. Entry shall be by means of a self-closing, self-latching gate. The latch shall be on the pool side of the gate so that it is not readily available to children to open. Gates shall be securely locked when the pool is not in use. A fence shall not be required for pools that are wholly or partially above ground, provided that the wall of the pool is at least four (4) feet in height and that no ladder, deck, or other structure provides access to the pool while it is unattended. However, an automatic pool cover may be used in place of a fence in residential areas, per the Michigan Building Code, except in the R-1 and R-1-S Districts, high density developments, or where the pool would be within 100 feet of another property line. The automatic pool cover shall be UL listed/approved and meet ASTM F 1346-91 standards.

- (4) All swimming pools shall be subject to the requirements in the Michigan Building Code.

2. Indoor Recreation Facilities

Indoor recreation facilities, such as, but not limited to, bowling establishments, billiard halls, indoor archery and shooting ranges, indoor tennis courts, indoor skating rinks, arcades, indoor driving ranges, and similar indoor recreation uses shall comply with the following regulations:

a. Setbacks

Indoor recreation uses shall be set back a minimum of seventy-five (75) feet from any property line which abuts a residential district.

b. Adverse Impacts

The location, design, and operation of an indoor recreation use shall not adversely affect the continued use, enjoyment, and development of adjacent properties. In considering this requirement, particular attention shall be focused on the adverse impact resulting from noise generated by the use and loitering on the premises.

c. Access

Indoor recreation uses shall have direct access onto a principal arterial road.

d. Arcades and Video Gaming Devices as Accessory Uses

Where permitted as an accessory use, arcades shall comply with the following requirements:

- (1) The arcade facilities shall be clearly incidental to the principal use on the site.
- (2) The arcade facilities shall be accessible only from within the building which contains the principal use. The arcade shall have no direct means of access to the exterior of the building.
- (3) The arcade shall operate only during the hours when the principal use is open for business.
- (4) Sufficient additional off-street parking shall be provided to serve the arcade facilities.
- (5) Where arcades are permitted as an accessory use to an eating or drinking establishment or private club or lodge, there shall be no more than one (1) arcade device for each thirty (30) persons permitted at one time, based on the occupancy load established by local code.

- e. Approvals. Indoor recreations facilities shall comply with applicable state and federal regulations.

X. Religious Institutions

The following regulations shall apply to all religious Institutions, including churches, synagogues, temples, etc.:

1. Lot Width

The minimum lot width for religious institutions shall be one hundred and fifty (150) feet, unless a greater width is specified in the Schedule of Regulations for the district in which the institution is located.

2. Lot Area

The minimum lot area for religious institutions shall be two (2) acres, unless a greater lot area is specified in the Schedule of Regulations for the district in which the institution is located.

3. Parking Setback

Off-street parking shall be prohibited in the front setback area and within fifteen (15) feet of the rear or side property line.

4. Building Setback

Religious institutions shall comply with the following building setback requirements, unless larger setbacks are specified in the Schedule of Regulations for the district in which the institution is located.

- a. Front Yard: 50 feet
- b. Side Yards: 25 feet
- c. Rear Yard: 50 feet

5. Frontage and Access

Religious institutions shall be located on a paved collector or arterial road.

6. Landscaping

Religious institutions shall comply with the landscaping requirements set forth in Section 5.03.

7. Maximum Height

Churches may exceed the maximum height standard for the districts in which they are located provided that the front, side and rear setbacks are increased by one (1) foot for every foot by which the building exceeds the maximum permitted height.

Y. Group Child Day Care Home

Pursuant to Public Act 110 of 2006, as amended, a Group Child Care Home (as defined in Section 1.03) shall be issued a special use permit if the facility meets of the following standards:

1. The Group Child Care Home is located not closer than 1,500 feet to any of the following:
 - a. Another licensed group child care home.
 - b. An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, Michigan Public Act 218 of 1979, as amended.
 - c. A facility offering substance abuse treatment and rehabilitation service to seven (7) or more people licensed under Article 6 of the public health code, Michigan Public Act 218 of 1979, as amended.
 - d. A community correction center, resident home, halfway house, or other similar facility that houses an inmate population under the jurisdiction of the Department of Corrections.
2. For the safety of the children, the play yard shall be enclosed with a four (4) foot high fence, which shall comply with the requirements in Article 6.00 of the Zoning Ordinance.
3. The property shall be maintained in a manner that is consistent with the characteristics of the neighborhood, and in compliance with the adopted Property Maintenance Code.
4. The facility shall not exceed 16 hours of operation during a 24-hour period.
5. Signs shall comply with Article 7.00 of the Zoning Ordinance.
6. Parking shall comply with Article 4.00 of the Zoning Ordinance.
7. All such facilities shall be licensed by the Department of Licensing and Regulatory Affairs or successor agency and shall comply with the minimum standards outlined by the Department for such facilities.

Z. Roadside Stands

The following regulations shall apply to all Roadside Stands, as defined in Section 1.03:

1. Building Size

Any building containing a roadside stand shall not be greater than two hundred fifty (250) square feet in size.

2. Site Maintenance

Suitable trash containers shall be placed on the premises for public use. Adequate provisions shall be made for waste collection and removal. Plant and vegetable waste shall be removed daily so that it does not rot or cause odors. Litter shall be picked up and disposed of daily. Crates and equipment shall be stored out-of-view.

3. Building Setbacks

Any building containing a roadside stand shall be located no closer than forty-five (45) feet to the nearest edge of the paved surface of any paved public road, and no closer than forty-five (45) feet to the improved gravel surface of any unpaved public road.

4. Parking

Off-street parking may be provided in the required front yard setback area. Parking shall conform to the regulations in Article 4.00, except that hard-surfacing shall not be required.

AA. Stables and Riding Arenas

1. Private Stables

Private stables, as defined in Section 1.03 of this Ordinance, are intended for the keeping of horses or other large animals for the noncommercial use of the residents of the principal residential use on the site. Private stables shall comply with the following requirements:

a. *Location*

Private stables shall not be located on land that is a part of a recorded plat or site condominium unless the subdivision or site condominium was designed to accommodate stables and equestrian activity.

b. *Minimum Size*

Private stables shall have a minimum of two (2) acres per animal but in no event shall there be less than five (5) acres.

c. *Setbacks*

All buildings in which animals are kept and paddocks shall be located a minimum of fifty (50) feet from any property line, any occupied dwelling or any other building used by the public. Horses may be pastured to the side or rear property line and to the front property line in the RE, AG-SF, RR, and AG-C districts. .

d. *Maintenance*

All stables shall be constructed and maintained so that odor, dust, noise, and drainage shall not create a nuisance or hazard to adjoining properties. All manure shall be stored at least seventy (70) feet from any property line and shall be managed in accordance with Generally Accepted Agricultural and Management Practices.

2. Public Stables

Public stables, as defined in this Ordinance, shall comply with the following:

a. *Location*

Public stables shall not be located on land that is a part of a recorded plat or site condominium.

b. *Minimum Size*

Public stables shall have a minimum of two (2) acres per animal but in no event shall there be less than forty (40) acres.

c. *Setbacks*

All buildings in which animals are kept and paddocks shall be located a minimum of one hundred (100) feet from any property line and a minimum of fifty (50) feet from any occupied dwelling, and any other building used by the public. However, horses may be pastured to the front property line.

d. *Maintenance*

All stables shall be constructed and maintained so that odor, dust, noise, and drainage shall not create a nuisance or hazard to adjoining properties. All manure shall be stored at least seventy (70) feet from any property line and shall be managed in accordance with Generally Accepted Agricultural and Management Practices.

e. *Supervision*

Persons renting horses shall be properly supervised so as to avoid conflict with nearby property owners.

3. Riding Arenas

Riding arenas may be permitted as an accessory building or use, subject to the following requirements:

a. *Location*

Riding arenas shall not be located on land that is a part of a recorded plat.

b. *Permitted Use*

Riding arenas, whether located inside or outside of a building, are permitted principally for the use and enjoyment of the residents or owners of the parcel on which the arenas are located. The principal use of riding arena facilities is riding, exercising, and training horses by residents or owners of the parcel. However, broader uses of arenas are permitted on a limited basis subject to the regulations herein, where such uses are consistent with the goals of the Township to promote continued rural land use. Additional permitted uses include, by way of example, horse competition events, training clinics and classes, and riding lessons. Such additional uses and events shall not be open to the general public as spectators; hence, grandstands and other public facilities for spectators are not permitted. However, observation platforms or similar viewing facilities for participants are permitted. Riding arenas may contain stables, pursuant to the requirements in subsection (AA)(2).

c. *Setbacks*

Riding arenas and outdoor practice tracks shall comply with the setback requirements specified in the Schedule of Regulations for the district in which they are located, except as follows:

- i. Such facilities shall be located at least fifty (50) feet from any property line in the RR, RE, or AG-SF district.
- ii. Such facilities shall be located at least two hundred (200) feet from any residential subdivision, condominium development, or multiple family residential development of record, as measured from the nearest edge of the facility to the nearest boundary line of the residential development.
- iii. Buildings in which animals are kept shall comply with the applicable setback requirements for stables.
- iv. Horses may be pastured to all property lines, including the front property line/road right-of-way line, provided that an eighteen (18) inch setback is provided for an electric fence, pursuant to Section 6.02(B)(3).

d. *Floor Area*

Notwithstanding limitations in Section 2.03 on accessory building size, the gross floor area of any riding arena building shall not exceed 15,000 square feet.

e. *Maximum Height*

Riding arenas shall comply with the height requirements for principal buildings in the district in which they are located.

f. *Maintenance*

Riding arenas shall be constructed and maintained so that odor, dust, noise, and drainage shall not create a nuisance or hazard to adjoining properties. All manure shall be stored at least seventy (70) feet from any property line and shall be managed in accordance with Generally Accepted Agricultural and Management Practices.

g. *Restrictions on Horse Competitions and Similar Events*

Although horse competitions and similar events may further the rural use of land, it is intended that such events not become commercial operations and that they be located, laid out, and operated in a manner that does not impair the continued enjoyment, use and future development of nearby properties. Consequently, such events shall adhere to the following restrictions:

- i. Events at which horses or other animals must be trailered in shall occur no more frequently than twice per month. Such event shall last one (1) day only, between the hours of 8:00 a.m. to 8:00 p.m.
- ii. No more than thirty (30) trailers shall be brought onto the property at one time. Trailer and other vehicles shall be parked no closer than forty (40) feet to any property that is zoned or used for residential purposes. In consideration of the frequency of events, paving of parking and driveways shall not be required, provided that dust control is implemented when needed.
- iii. Accessory food concession and restroom facilities are permitted, subject to the following:
 - Accessory facilities shall be contained within the riding arena building or other building.
 - Accessory facilities shall be designed to serve the participants in the events, and shall not be open to the general public.
 - Sales of merchandise shall not be permitted.
 - Permanent restrooms in the arena building or another building are required; portable toilet facilities are not permitted.
- iv. Overnight outdoor camping and overnight lodging within a building are not permitted.
- v. Signs shall comply with the requirements for Signs for Nonresidential Uses (Section 7.07(E)).
- vi. Exterior lighting shall comply with Section 2.12. Arena lighting to facilitate outdoor events after dark is prohibited.
- vii. Loudspeakers outside of the arena building are prohibited, unless the applicant can demonstrate to the satisfaction of the those who have review authority at the Township that the loudspeakers will not disrupt the use and enjoyment of adjacent land.
- viii. Horse competitions or similar events shall be reviewed following the normal site plan review process.

h. *Outdoor Tracks*

Outdoor tracks shall be permitted, provided they are set back at least fifty (50) feet from any property line, subject to review by the Township Engineer so as to minimize impact on drainage patterns in the area.

i. *Written Agreement*

All required conditions and limitations on the use of a riding arena shall be set forth in a written document, prepared in a recordable form. Upon approval the site plan and prior to issuance of a building permit, the agreement shall be recorded by the Township in the Ingham County Office of the Register of Deeds, unless otherwise agreed to by the Township Board.

j. *Approval Criteria*

The Planning Commission shall determine that all of the following criteria will be met prior to approving the plans for a riding arena:

- i. All requirements set forth in this sub-section will be complied with.
- ii. No living quarters will be located in the arena building.

- iii. The arena will be compatible in terms of appearance and function with surrounding land uses.
- iv. The arena is not likely to negatively affect the value of other property in the area in which it is located.

4. Stables for Breeding and Training Horses

Stables which are used solely for breeding and training horses and which do not satisfy the definition of "private or public stable" or "riding arena" shall be considered farms, as defined in Section 1.03, and shall be subject to the regulations applicable to farms.

BB. **Stamping Plants, Punch Presses, Press Brakes, and other Machines**

The following regulations shall apply to stamping machines, punch presses, press brakes, and other machines:

1. General Requirements

All such machines shall have shock absorbing mountings and be placed on a suitable reinforced concrete footing. No machine shall be loaded beyond the capacity prescribed by the manufacturer. All such machines shall comply with the noise and vibration standards in Article 9.00.

2. Automatic Screw Machines

Automatic screw machines shall be equipped with noise silencers, and shall not be located closer than three hundred (300) feet from any property zoned or used for residential purposes.

3. Setbacks

Punch and stamp presses, other than hydraulic presses shall comply with the following capacity standards:

Maximum Capacity (Tons)	Distance from Nearest Residential District (feet)
50	250
100	300
150	500

Hydraulic presses shall comply with the following capacity standards:

Maximum Capacity (Tons)	Distance from Nearest Residential District (feet)
50	250
750	300
1000	500

4. Press Brakes

Press brakes shall be set back at least three hundred (300) feet from any property line zoned for residential use.

CC. **Utility Structures and Substations**

Utility structures, substations, and similar uses shall comply with the following regulations:

1. Location

Where feasible, utility structures and public service buildings shall be located so as to not hinder the development of the area or detract from the value of adjoining development.

2. Design

All such uses shall be contained in buildings that are architecturally compatible with buildings in the vicinity and shall be screened in accordance with Section 5.02(E).

3. Off-site Impact

Such uses shall not create a health or safety hazard, a nuisance, or have deleterious impact on the surrounding area either due to appearance or operation.

4. Security Fencing

Security fencing may be permitted, subject to the requirements in Article 6.00.

DD. Veterinary Clinics

Veterinary clinics shall comply with the following requirements:

1. Small Animal Clinicsa. *Enclosure*

All services shall be provided within a completely enclosed building.

b. *Kennels*

Kennels associated with veterinary clinics shall comply with the following setback requirements:

- i. Minimum setback for fully-enclosed kennel buildings: two hundred (200) feet from any residential structure on another parcel.
- ii. Minimum setback for outdoor runs, animal yards, or any other portion of the kennel where animals will be allowed outdoors: three hundred (300) feet from any residential structure on another parcel.
- iii. Animals shall not be allowed in outdoor runs between the hours of 6:00 p.m. and 8:00 a.m.

2. Large Animal Clinicsa. *Range of Services*

A large animal veterinary clinic shall provide service to horses, livestock and other farm animals. A small animal clinic may be an accessory use.

b. *Access*

The veterinary clinic shall front on or have direct access to a hard-surfaced road.

c. *Setbacks*

No building other than a stable shall be located closer than fifty (50) feet to any dwelling on the premise and seventy-five (75) feet to any adjacent property line.

d. *Kennels*

Kennels associated with veterinary clinics shall comply with the following setback requirements:

- i. Minimum setback for fully-enclosed kennel buildings: two hundred (200) feet from any residential structure on another parcel.
- ii. Minimum setback for outdoor runs, animal yards, or any other portion of the kennel where animals will be allowed outdoors: three hundred (300) feet from any residential structure on another parcel.

e. *Maintenance*

All stables and treatment areas shall be constructed and maintained so that odor, dust, noise, and drainage shall not create a nuisance or hazard to adjoining properties. All manure shall be removed from the premises or spread and cultivated at least once per week so as to control odors and flies.

f. *Setback of Stable or Paddock*

No stable or confined paddock area shall be located nearer than fifty (50) feet to any property line. Horses and livestock may, however, be pastured to the property line provided the pasture is properly fenced.

g. *Minimum Lot Size*

Large animal veterinary clinics shall have a minimum lot area of five (5) acres.

h. *Signs*

Signs shall comply with the requirements in Article 7.00.

i. *Parking*

Veterinary clinics shall comply with the parking requirements in Article 4.00.

EE. Retreat Centers

1. Minimum Lot Area

Retreat centers shall be located on parcels having a minimum size of ten (10) acres.

2. Access

Retreat centers shall have direct access to an existing paved public road.

3. Health Department Approval

Approval from the Ingham County Health Department for the septic system, water supply well, and kitchen facilities shall be submitted prior to final Township approval.

4. NIESA Approval

Inspection and approval shall be required by the Northeast Ingham Emergency Service Authority (NIESA) prior to final Township approval. NIESA shall be requested to establish a maximum occupancy load for the facility.

5. Parking

Off-street parking shall be provided in the following amounts: One (1) space per person, based on the occupancy load of the building, plus one (1) space per employee. Parking areas shall be properly drained and surfaced with gravel but need not be paved.

6. Overnight Use

Overnight accommodations are prohibited.

7. Screening and Landscaping

Retreat centers shall comply with the screening and landscaping requirements for Non-Residential Uses in a Residential or Agricultural District in Section 5.03 (C).

8. Setbacks

Retreat centers shall comply with the setback requirements for principal uses in the AG-SF district.

FF. Landscape Contractors' Operations

Landscape contractors' operations shall comply with the following requirements:

1. All vehicles and equipment shall be stored in a fully enclosed building.
2. Front loaders and similar equipment used on the site shall be limited to a one (1) yard bucket.
3. There shall be no outside storage or stock piling of materials or debris, other than peat, bark, stone and similar raw materials normally used in the nursery/landscaping business. Such materials shall be screened so they are not visible from any property line.
4. Building contractors, road contractors, and similar operations are prohibited.

5. The Planning Commission shall have the authority to establish hours of operation so as to minimize the impact of the facility on nearby residential uses.
6. Landscape contractors' operations, including buildings, storage areas, stockpiles, and vehicle and equipment parking, shall comply with the following minimum setback requirements: front: 50 feet, sides: 30 feet, and rear: 40 ft.

GG. Outdoor Events

1. Outdoor Events.

For the purposes of this Section, the words "Outdoor Events" shall mean any musical concert, festival, fair, carnival, show, or similar gathering at which music or entertainment is provided by performers or prerecorded means, at which members of the public are invited or admitted for a charge or for free. The regulations in this Section are not intended to apply to regular season baseball, soccer, football or other sports league games; sports or athletic activities or games organized and managed by the school district or Township; or, family gatherings of residents, such as reunions, where members of the general public are not invited.

Applications for Outdoor Event permits shall initially be screened by the Planning Assistant and Township Supervisor, who shall make a determination whether a proposed event requires full review and approval pursuant to these regulations. The Planning Assistant and Township Supervisor may waive these requirements upon finding that a proposed event will be attended by less than 100 persons, provided that such a finding is based on written evidence in the form of a signed guest list, copies of written invitations, etc.

2. Application.

In addition to information required by the standard special land use application by the Township, the following information shall be provided on any application for a permit to operate an Outdoor Event:

- a. The names, residence and mailing addresses, and telephone numbers of the person responsible for the Outdoor Event and the owner of the property where the Outdoor Event is proposed to occur. If the applicant is an organization or business, then the name, address, and telephone number of a contact person shall be provided.
 - b. A description of the proposed Outdoor Event.
 - c. The date or dates, location, and proposed hours of operation of the Outdoor Event.
 - d. If the applicant is not the owner of the property on which the Outdoor Event is proposed, then evidence of the applicant's right to use the premises for the Outdoor Event shall be submitted.
 - e. A statement of the number of people expected to attend the Outdoor Event for each date it is conducted, and an explanation of the evidence of admission which will be used.
 - f. An indemnification agreement to save and keep the Township free and harmless from any and all loss or damages or claims for damages, including attorney's fees and litigation costs, arising from or out of the Outdoor Event. The indemnification agreement shall be subject to approval of the Township Attorney.
 - g. A plan and schedule for complete clean-up of the site following the Outdoor Event.
 - h. Other information necessary to demonstrate compliance with all of the regulations and standards set forth herein.
3. Site Plan. An application for a permit for an Outdoor Event shall be accompanied by a site plan, drawn to scale, showing the location and plan to supply or maintain the following systems and services:
 - a. Police and fire protection facilities and services.
 - b. Water supply and facilities.

- c. Food supplies and facilities.
 - d. Sanitation facilities.
 - e. Medical and first-aid facilities.
 - f. Vehicle ingress and egress and parking facilities, including means of access for emergency vehicles.
 - g. The areas and facilities to be used for performances.
 - h. The areas and facilities to be used for seating, showing the locations of all aisles.
 - i. The location and type of temporary lighting, sound, and public address facilities.
 - j. The nature and locations of signs and markings to be used to direct people and delineate various areas and facilities.
 - k. All physical facilities to be constructed or placed on the premises, including, but not limited to, fences, ticket booths, grandstands, stages, concession facilities, and offices.
 - l. All other applicable site plan requirements specified in Section 29.02.
4. Minimum Requirements. No Outdoor Event shall be conducted or permitted unless all of the following requirements are met:
- a. *Parcel Size.* Outdoor Events shall be permitted only on parcels that are forty (40) acres or larger.
 - b. *Hours of Operation.* Outdoor Events shall not begin before 10:00 a.m. nor extend later than 10:00 p.m., unless otherwise permitted by the Township upon finding that longer hours will have no impact on use of surrounding property.
 - c. *Fencing.* The premises shall be completely enclosed by a fence of sufficient height and strength to preclude persons in excess of the maximum permissible from gaining access and to aid in crowd control. Sufficient gates shall be provided to allow safe ingress and egress.
 - d. *Parking.* Adequate parking spaces shall be provided for persons attending the Outdoor Event by motor vehicle. At minimum, one (1) off-street parking space shall be provided for every three (3) persons expected to attend or be employed at an Outdoor Event. Parking along the shoulder of any road shall be prohibited. Properly marked barrier-free spaces shall be provided in accordance with the schedule in Section 4.01(C)(5). A plan illustrating the proposed parking layout, including method of delineating spaces and drive aisles, shall be submitted for approval. The parking layout shall comply with the dimensional and other applicable requirements in Article 4.00 of the Zoning Ordinance, although paving shall not be required for a temporary Outdoor Event.
 - e. *Traffic Circulation and Control.* A plan for traffic circulation and control shall be submitted for review. The plan shall include provisions for emergency vehicle access at all times. Provisions shall be made for an adequate number of traffic control officers to provide for the safe, orderly, and expeditious movement of traffic, prior to, during, and after the Outdoor Event. The adequacy of the plan shall be subject to approval by the Meridian Township Police Department and Northeast Ingham Emergency Services Authority (NIESA). The sponsors of the Outdoor Event shall pay for the cost of such traffic control.
 - f. *Security Guards.* A minimum of two (2) security guards shall be provided. One (1) additional security guard shall be provided for each two hundred (200) people (or fraction thereof) expected to be in attendance above the initial two (200) people, unless the Meridian Township Police Department determines that greater or fewer guards are needed to preserve order and protection property on and around the site of the Outdoor Event.
 - g. *Potable Water.* Potable water shall be available in sufficient quantity and pressure for drinking and sanitation purposes for the entire Outdoor Event, including under conditions of peak demand. The water supply shall comply with applicable County and State laws and regulations.

- h. *Toilet Facilities.* A minimum of ten (10) toilet facilities shall be provided per five hundred (500) people anticipated to attend the Outdoor Event. In addition, two (2) toilet facilities shall be provided for each additional two hundred fifty (250) people. Public or common use toilets shall comply with Federal Americans with Disability (ADA) guidelines, which require that five percent (5%) of the total number, and not less than one (1) toilet facility per cluster of toilet facilities, shall be barrier-free. All toilet facilities shall be provided with soap and paper towels and shall comply with applicable County and State laws and regulations.
- i. *Liquid Waste Disposal.* Proper liquid waste disposal from the premises shall be provided so as to prevent a nuisance or menace to public health. If liquid waste retention and disposal is dependent upon pumpers and haulers, they shall be licensed in accordance with County and State laws and regulations.
- j. *Solid Waste Disposal.* Proper solid waste storage and removal shall be provided so as to prevent a nuisance or menace to public health. Storage shall be in covered containers having a minimum capacity of thirty-six (36) gallons, provided at a rate of one (1) container per one hundred (100) persons expected to attend the Outdoor Event. The sponsor of the Outdoor Event shall provide the Township with a true copy of an executed agreement with a licensed solid waste disposal firm, which agreement shall provide for proper removal of solid waste from the premises within twenty-four (24) hours following the Outdoor Event. For multiple day events, solid waste shall be removed from the premises every day.
- k. *Electrical Service.* A plan for providing electrical service to the site shall be submitted, which plan shall be subject to approval by the Building Official. All electrical wiring shall be installed in compliance with the Michigan Building Code.
- l. *Noise Control.* Sound or noise resulting from the Outdoor Event, when measured at the property line, shall not exceed the normal ambient sound level on adjacent property between the hours of 10:00 p.m. and 10:00 a.m. At all other times, the sound or noise level produced by the Outdoor Event shall not exceed normal ambient sound level on adjacent property by more than five (5) decibels. Furthermore, no sound or noise shall be produced that causes annoyance to or a threat to the health and safety of the occupants of the adjacent property.
- m. *Illumination.* Electrical illumination shall be provided to all areas that are intended to be occupied after dark. A lighting plan shall be submitted showing the location and types of lighting fixtures and level of illumination for open areas reserved for spectators, stage areas, parking areas, and restroom and concession areas.
- n. *Communications Facilities.* An emergency communication system shall be provided and maintained for the duration of the Outdoor Event, which system shall be subject to approval by the County Sheriff's Office and the Chief of the Northeast Ingham Emergency Services Authority (NIESA).
- o. *Overnight Facilities.* Those who attend an Outdoor Event shall not be allowed to remain on the premises overnight. Overnight use of the premises by performers or employees of the Outdoor Event may be permitted, however, subject to review of detailed plans for the accommodations for overnight use, such as camper or trailer parking, sanitation facilities, and bathing facilities.
- p. *Signs.* Signs shall comply with the standards for Community Special Event Signs in Section 7.05(C).
- q. *Food Service.* If food service is made available, it shall be delivered only through concessions licensed and operated in accordance with State and County laws and regulations.
- r. *Medical Facilities.* If the Outdoor Event is expected to be attended by 2,000 or more people, emergency medical facilities shall be provided on the premises for the duration of the event.
- s. *Prohibited Activities.* It shall be unlawful to conduct or permit any obscene display or entertainment; to cause or create a disturbance by obscene or disorderly conduct; to permit consumption or use of or make available liquor, narcotics, or narcotic drugs.
- t. *Fire Protection.* Adequate fire protection shall be provided in accordance with guidelines provided by the Northeast Ingham Emergency Service Authority (NIESA). Flammable vegetation and other fire hazards shall be removed from the site of the Outdoor Event. Equipment to extinguish fires, as required by NIESA, shall be provided. Open fires are prohibited.

- u. *Performance Guarantee.* A performance guarantee meeting the requirements of Section 2.18 shall be deposited with the Township to assure proper clean-up of the site in accordance with the clean-up plan that is required with the application.
 - v. *Insurance.* The applicant shall acquire and maintain, at its sole expense, public liability insurance, naming the Township as an additional insured. The insurance shall be purchased from companies approved by the Commissioner of Insurance of the State of Michigan, and shall cover bodily injury, property damage and personal injury in amounts specified by the Township Supervisor. The applicant shall furnish and deliver certificates of insurance demonstrating the existence of the insurance in the minimum amounts required by the Township. Each certificate shall provide that the Township shall receive not less than thirty (30) days written notice of cancellation, expiration, or termination.
5. Standards for Approval. The Township Board may approve an Outdoor Event special land use proposal upon receiving a recommendation from the Planning Commission and making the following findings:
- a. The Outdoor Event will be held at a location which complies with and meets all Township, County, and State health, zoning, fire, and safety ordinances, laws, and requirements.
 - b. All application and site plan information required by the Zoning Ordinance has been provided.
 - c. The Outdoor Event will be conducted in full accord with all requirements of the Zoning Ordinance and this subsection, in particular.
 - d. The Outdoor Event will be conducted in a manner that will not create a threat to health, safety and welfare, or adversely affect nearby residents' use and enjoyment of their properties.
 - e. All facilities and services required by this section will be furnished and that all prior approvals from State and County agencies have been obtained.
 - f. The Outdoor Event will not adversely affect the ability to furnish the remainder of Township with adequate police and fire protection.

HH. Nature Centers, Demonstration Farms

Nature Centers, Demonstration Farms, and similar uses shall comply with the following regulations:

1. Setbacks. Principal and accessory buildings shall be set back at least seventy-five (75) feet from all property lines.
2. Parcel Size. The parcel on which such a facility is located shall be least ten (10) acres in size.
3. Impact on Surrounding Properties. The location, layout, design and operation of such a facility shall not impair the continued enjoyment, use, and future development of adjacent and nearby properties. The Planning Commission may specify the hours of operation to assure compatibility with adjacent uses.
4. Parking. All parking for such facilities shall be provided in off-street parking lots, designed in accordance with Section 4.01, except as follows:
 - a. Off-street parking shall be set back a minimum of forty (40) feet from any property that is zoned or used for residential purposes.
 - b. The number of spaces required shall be determined on a case-by-case basis, upon consideration of the character of the specific use being proposed.
 - c. The Planning Commission may waive the paving requirements in Section 4.01(D)(4) for parking and driveways, upon making the determination that another type of surface will be adequate to handle the anticipated level of traffic. In making a determination regarding paving, the Planning Commission shall consider the types of vehicles anticipated (e.g., volume of bus traffic, size and weight of vehicles, etc.). The Planning Commission may seek the advice of the Building Official and Township Engineer. If paving is not required, then the site plan shall include a commitment to provide dust control in parking areas and on

driveways.

- d. The Planning Commission may waive parking lot lighting requirements upon making the determination that the facility will be used only during daylight hours.
 - e. The Planning Commission may waive parking lot landscaping requirements upon making the determination that existing vegetation to be retained on site satisfies the objectives of the Ordinance, as well as the intent to maintain the rural, non-commercial character of the site.
5. Accessory Facilities. Accessory retail, food concession, and restroom facilities may be permitted, subject to the following:
- a. Accessory facilities shall be contained within the nature center building or other principal building.
 - b. Accessory facilities shall be designed only to serve the patrons of the Nature Center or Demonstration Farm.
 - c. Permanent restrooms in the nature center building or other principal building shall be required; portable toilet facilities shall not be permitted.
 - d. Overnight camping is not permitted. Overnight lodging within a building may be permitted, but only where such activity is incidental to the educational program being offered. Accommodations for overnight lodging shall be illustrated on the approved site plan.
6. Permits. Copies of all county, state and federal permits required to operate the facility shall be submitted to the Township.
7. Identification of Species. The site plan application shall identify in writing any living species of flora or fauna that will be kept at the facility that does not occur naturally in Williamstown Township. Methods to prevent the release of these species into the Township environment shall be specified, where appropriate.
8. Manure Management. If animals are to be kept at a such a facility, then the site plan application package shall include a manure management plan, which shall describe where and how often the manure will be spread or otherwise disposed.
9. Signs. Signs shall comply with the requirements for Signs for Nonresidential Uses in Section 7.07(E).
10. Hunting. Hunting shall not be permitted on a Nature Center or Demonstration Farm site.
11. Single-Family Dwelling. One single-family dwelling shall be permitted, to serve as the principal residence of the owner or operator of the facility.
12. Trail Use. Trails shall be designed and used principally for pedestrian use. Motorized tours of the facility shall not be permitted.

II. Automobile Body, Frame, and Fender Straightening Shops, and Automobile Collision Repair Establishments

The following regulations apply to Automobile Body, Frame, and Fender Straightening Shops, and Automobile Collision Repair Establishments:

1. Minimum Lot Area

The minimum lot area required for such uses shall be 40,000 sq. ft.

2. Minimum Lot Width

The minimum lot width required for such uses shall be 200 ft.

3. Minimum Setbacks

All such establishments shall comply with the setback requirements for the district in which the use is located. However, a minimum setback of forty (40) feet shall be maintained on all sides that abut property that is zoned or used for residential purposes.

4. Layout

All equipment related to the use shall be enclosed entirely within a building. Service bay doors and windows shall be oriented so they face away from public streets and roads and abutting residentially zoned or used property.

5. Services

All such uses shall take place within an enclosed building. Overhead doors shall be kept closed except to bring vehicles, supplies, and equipment in or out.

6. Performance Standards/Use of Best Available Technology

All activities related to such uses must comply with the Performance Standards in Article 9.00, and the following additional requirements:

- a. All building walls and roof shall be double insulated with at least seven (7) inches of standard building insulation, to assure compliance with Township noise standards unless the applicant can demonstrate that another building design would be effective in controlling sound emissions.
- b. The applicant shall demonstrate to the satisfaction of the Planning Commission and Township Board that the facility will provide state of the art equipment and features, using the best available technology, so as to fully control emission of paint odors and air contaminants from the facility. Manufacturers specifications on equipment and paint should be submitted to demonstrate compliance with this requirement.

7. Outside Storage

Inoperable, wrecked or partially dismantled vehicles may be stored or parked outside for up to seven (7) days, during which time the vehicles must be stored in the rear yard within a six (6) foot high masonry screening wall or wood fence, constructed in accordance with Section 6.01. The Planning Commission may require landscaping outside of the required wall or fence.

8. Vehicle Sales and Storage

The storage, sale, or rental of new or used cars, trucks, trailers, and any other vehicles on the premises is prohibited, unless included as part of an approved site plan.

9. Land Use Compatibility

When considering whether such a use should be permitted on a particular site, the Planning Commission and Township Board shall consider the nature of surrounding existing land use and the character of new development in the surrounding neighborhood. The Planning Commission and Township Board may require landscaping and screening above and beyond the specific standards set forth in this Ordinance where necessary to achieve compatibility with existing or planned land use; or, the Planning Commission may recommend denial and/or the Township Board may deny special land use approval if land use compatibility cannot be achieved.

JJ. Small Wine Makers and Hard Cider Producers

It is the intent of the regulations in this subsection to permit small wine makers and hard cider producers in the interest of providing jobs, promoting agritourism and enhancing rural character. It is further the intent of these regulations to prevent development of small wine makers and hard cider producers that are out of scale or out of character with surrounding land use. Accordingly, small wine makers and hard cider producers, as defined in Section 1.03 of the Zoning Ordinance, shall comply with the following regulations:

1. Setbacks. Principal and accessory buildings shall comply with the setback requirements for the district in which they are located.
2. Location. Small wine makers and hard cider producers shall not be located on land that is part of a recorded residential plat or residential condominium.

3. Impact on Surrounding Properties. The location, layout, design, operation and size of such a facility shall not impair the continued enjoyment, use, and future development of adjacent and nearby properties. The Planning Commission may specify the hours of operation to assure compatibility with adjacent uses.
4. Performance Standards. Small Wine Makers and Hard Cider Producers shall comply with the Performance Standards in Article 9.00.
5. Parking. All parking shall be provided in off-street parking lots, designed in accordance with Section 4.01, except as follows:
 - a. Off-street parking shall be set back a minimum of thirty (30) feet from any property that is zoned or used for residential purposes.
 - b. The number of spaces required shall be determined on a case-by-case basis, based on consideration of the types and sizes of facilities proposed.
 - c. The Planning Commission may waive the paving requirements in Section 4.01(D)(4) for parking and driveways, upon making the determination that another type of surface will be adequate to handle the anticipated level of traffic, and in consideration of the desire to maintain the rural, non-commercial character of the site through use of a pervious surface. In making a determination regarding paving, the Planning Commission shall consider the types of vehicles anticipated (for example, whether there will be bus traffic). If paving is not required, then the site plan shall include a commitment to provide dust control in parking areas and on driveways.
 - d. The Planning Commission may waive parking lot lighting requirements, in the interest of preserving the rural residential character, and upon making the determination that the facility will be used only during daylight hours.
 - e. The Planning Commission may waive parking lot landscaping requirements upon making the determination that existing vegetation to be retained on site satisfies the objectives of the Ordinance.
6. Accessory Retail Facilities. Accessory retail facilities, such as a wine or hard cider tasting room, a gift shop limited to merchandise related to the wine or hard cider business, or retail sales of wine or cider, may be permitted, subject to the following:
 - a. Accessory retail facilities shall be clearly incidental to the principal small wine maker or hard cider producer use and shall be designed to serve only the patrons of the small wine maker or hard cider producer use. Retail facilities shall occupy no more than twenty-five percent (25%) of the gross floor space in the accessory building.
 - b. Accessory retail facilities shall be fully contained within a building.
 - c. All such accessory retail facilities shall be clearly demarcated on the site plan.
 - d. Permanent restroom facilities shall be required; portable toilet facilities shall not be permitted.
 - e. Accessory buildings shall comply with the dimensional requirements of the district in which they are located.
7. Permits and Licenses. Copies of all state and federal permits and licenses required to operate the facility shall be submitted to the Township.
8. Signs. In the RR, RE, AG-SF, and AG-C districts, signs shall comply with the requirements for Signs for Nonresidential Uses in Section 7.07(E). In the B-1, B-2, and I-1 districts, signs shall comply with the requirements for Nonresidential District Signs in Section 7.08.
9. Single-Family Dwelling. In the RR, RE, AG-SF, and AG-C districts, one single-family dwelling shall be permitted, to serve as the principal residence of the owner or operator of the facility.
10. Special Outdoor Events. A special outdoor event, which may include music, food, wine tasting, and the like, if the proposed event will be attended by 50 or more persons at one time, shall require a temporary use permit issued by the Building Official pursuant to Section 2.07.
11. Production Limits. Small wine makers and hard cider producers in the RR, RE, and AG-SF districts shall manufacture or bottle no more than 25,000 gallons in one calendar year. Small wine makers and hard cider producers in the AG-C, B-1, B-2, and I-1 districts shall manufacture or bottle no more than 50,000 gallons in one calendar year.

KK. Wind Energy Systems

1. Purpose.

There is growing interest in the development of wind energy systems to reduce reliance on fossil fuels for the purpose of generating electricity. Although wind energy systems can be a desirable renewable energy source that is healthy for the climate, these systems can generate harmful and annoying impacts if they are not properly designed and located within the community. The purpose of the regulations in this subsection is to allow wind energy systems to be developed in Williamstown Township within guidelines that will minimize adverse impacts on residents, wildlife, and the environment.

2. Definitions.

The following words, terms, and phrases, when used in this subsection, shall have the meanings ascribed to them, except where the context clearly indicates a different meaning:

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighting network, expressed as dBA.

Anemometer Tower: A freestanding tower containing instrumentation, such as anemometers that are designed to provide present moment wind data for use by the supervisory control and data acquisition (SCADA) system (may also be called a Meteorological Tower or Testing Tower).

ANSI: The American National Standards Institute.

Background Sound: Sound from all sources except the source of interest.

Decibel: A unit used to measure the intensity of sound, equal to twenty (20) times the common logarithm of the ratio of the pressure produced by the sound to a reference pressure, usually 0.0002 microbar.

End of Useful Life: The end of the manufacturer's recommended useful life of the product, when leases or easements expire, when a wind energy system or parts of a wind energy system are abandoned for twelve (12) consecutive months or more, or when power purchase agreements expire.

Height: For a horizontal axis wind turbine: The distance between the base of a wind turbine tower at grade to the tip of the blade at its highest reach. For a vertical axis wind turbine: The distance between the base of the wind turbine tower at grade and highest point of the tower.

Horizontal Axis Wind Turbine: A wind turbine that utilizes a main rotor shaft and electrical generator at the top of the tower and points into the wind for optimal operation.

IEC: The International Electrotechnical Commission.

ISO: The International Organization for Standardization.

Laydown Yard: A designated area where turbine components are temporarily stored prior to erection. A central laydown yard may be used for the project or there may be several laydown yards. A laydown yard may be used temporarily during construction or may be a permanent feature of the wind energy system development.

L_{eq}: The equivalent average sound level for the measurement period.

L_{den}: An equivalent sound level, day-evening-night average, over a 24-hour period at the most exposed façade, outdoors; a 10 dB penalty is added to nighttime sound (10:00 p.m. to 7:00 a.m.) and a 5 dB penalty is added to evening sound (7:00 p.m. to 10:00 p.m.).

Nacelle: A cover that houses all the generating components in a wind turbine, including the generator, gearbox, drive train, and brake assembly.

Nameplate Capacity: The designed full-load sustained generating output of an energy facility. Nameplate capacity shall be determined by reference to the sustained output of an energy facility even if components of the energy facility are located on different parcels, whether contiguous or noncontiguous.

Participating Parcel: A parcel that is under a lease or easement for development of a utility-scale wind energy system.

Non-participating Parcel: A parcel for which there is not a signed leased or easement for development of a proposed utility-scale wind energy system.

On-Site Wind Energy System: A land use for generating electric power from wind that is intended to serve the needs of the consumer on-site.

SCADA: Supervisory Control And Data Acquisition, a control system architecture comprising computers, networked data communications, and graphical user interfaces for high-level supervision of machines and processes.

Shadow Flicker: Alternating changes in light intensity caused by the moving blade of a wind turbine casting shadows on the ground or on stationary objects, such as a window or face of a dwelling unit.

Utility-Scale Wind Energy System: A system that captures and converts wind into electricity, which may be for the purpose of sale or for use in locations other than solely the wind energy facility property. Wind energy system or facility includes, but is not limited to, the following equipment and facilities to be constructed by an electric provider or independent power producer: wind towers; wind turbines; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; energy storage facilities; overhead and underground control; communications and radio relay systems and telecommunications equipment; monitoring and recording equipment and facilities; erosion control facilities; utility lines and installations; generation tie lines; ancillary buildings; wind monitoring stations; and accessory equipment and structures.

Vertical Axis Wind Turbine: A wind turbine that uses a vertical rotor shaft and is often mounted on the ground or a building. A vertical axis wind turbine does not need to point into the wind to be effective.

WES: Wind Energy System.

Wind Turbine: A group of component parts used to convert wind energy into electricity, including the tower, base, rotor, nacelle, and blades.

3. On-Site Wind Energy Systems

On-site wind energy systems designed to serve the needs of a single home, farm, or small business are permitted subject to the following regulations:

- a. **Site Plan Approval.** On-site wind energy systems require site plan approval, pursuant to Section 29.02.
- b. **Permitted Height.** The maximum height of an on-site wind energy system serving a home or small business shall be sixty (60) feet. The maximum height of an on-site wind energy system serving a commercial farm shall be one hundred twenty (120) feet.
- c. **Required Setbacks.** The minimum distance between an on-site wind energy system and any property line shall be equal to 1.1 times the height of the wind energy system. Accessory structures associated with an on-site wind energy system shall comply with the minimum setbacks for the district in which they are located.
- d. **Accessory Structures.** On-site wind energy systems and accessory structures related thereto shall not count toward the maximum number of accessory structures on a given lot.
- e. **Minimum Ground Clearance.** The minimum vertical blade tip clearance from grade level shall be twenty (20) feet for a horizontal axis wind turbine. Twenty (20) feet of clearance shall be provided under or around any moving parts of a vertical axis wind turbine.
- f. **Maximum Sound Pressure Level.** The audible sound from an on-site wind energy system shall not exceed 45 dBA L_{den} , measured at the property line closest to the wind energy system.
- g. **Construction Codes and Interconnection Requirements.** On-site wind energy systems shall comply with all applicable state construction and electrical codes and Township building code requirements. An on-site wind energy system that is interconnected with the public utility system shall comply with Michigan Public Service Commission and Federal Energy Regulatory Commission requirements.

- h. **Aviation and Airport Requirements.** If applicable, on-site wind energy systems shall comply with Federal Aviation Administration requirements, the Michigan Airport Zoning Act (Public Act 23 of 1950, as amended), and the Michigan Tall Structures Act (Public Act 259 of 1959, as amended).
 - i. **Safety Requirements.** On-site wind energy systems shall comply with the following safety requirements:
 - i. An on-site wind energy system shall have an automatic braking, governing, or feathering system to prevent uncontrolled rotation or over speeding.
 - ii. All wind towers shall have lightning protection.
 - iii. On-site wind energy systems shall be designed to prevent unauthorized access to electrical and mechanical components and to prevent unauthorized climbing on the tower.
 - iv. If a tower is supported by guy wires, the wires shall be clearly visible to a height of at least six (6) feet above the guy wire anchors.
 - j. **Shadow Flicker.** On-site wind energy systems shall produce no off-site shadow flicker on occupied structures. Measures to eliminate shadow flicker, such as programming the wind turbine to stop rotating during times when shadows would cross neighboring occupied structures, may be required.
 - k. **Temporary Testing Towers for On-site Systems.** Temporary testing towers for on-site wind energy systems (e.g., anemometers, bat testing towers) shall be permitted for a specific period of time not to exceed two (2) years, subject to site plan review and subject to the requirements specified above regarding height, setbacks, construction codes, and aviation and airports. In addition, the Planning Commission shall require a performance guarantee, pursuant to Section 2.18, in an amount sufficient to cover the removal of the tower and restoration of the site.
 - l. **Removal.** If an on-site wind energy system ceases to generate electricity for twelve (12) or more consecutive months, the owner shall be responsible for removing the tower and associated equipment no later than ninety (90) days after the end of the twelve (12) month period. Where the removal has not been completed as required, after giving thirty (30) days written notice the Township may initiate the removal of the wind energy system. The Township's actual cost and reasonable administrative charges related to removal shall become a lien on the property and the charges shall be placed on the next general assessment roll of the Township to be collected in the same manner as other taxes are collected.
4. Utility-Scale Wind Energy Systems
Utility-scale wind energy systems shall be permitted subject to the following regulations:
- a. **Special Land Use and Site Plan Approval Required.** Utility-scale wind energy systems shall require special land use approval, pursuant to Section 29.03, and site plan approval, pursuant to Section 29.02, except that planned development approval shall be required in the Green Zone Planned Development District.
 - b. **Permitted Height.** The maximum height of a utility-scale wind energy system shall be five hundred (500) feet.
 - c. **Required Setbacks.** Utility-scale wind turbines shall comply with the following minimum setback requirements (measured from the closest point at the base of the tower):
 - i. **From Any Road Right-of-Way.** The minimum setback from any road right-of-way shall be equal to 1.1 times the height of the wind energy system.
 - ii. **From Any Non-Participating Property.** The minimum setback from the property line of a non-participating property shall be equal to 3.0 times the height of the wind energy system.
 - iii. **From Any Participating Property.** The minimum setback from the property line of any participating property shall be equal to 1.1 times the height of the wind energy system. This

setback shall not be required where there is a common property line between two participating properties.

- iv. **From Any Occupied Dwelling Unit.** The minimum setback from any occupied dwelling unit (on a participating or non-participating property) shall be equal to 2.0 times the turbine height.
- v. **From Any Railroad, Major Gas Line, or Electric Transmission Line.** The minimum setback from any railroad right-of-way, gas transmission line easement, electric transmission line easement shall be equal to 1.1 times the height of the wind energy system.
- d. **Laydown Yard.** The temporary laydown yard shall be subject to the special land use and site plan review and approval processes called for in subsection (KK)(4.a). Structures and uses within the laydown yard shall comply with the minimum setback requirements for the district in which they are located. The Planning Commission shall require a performance guarantee, pursuant to Section 2.18, in an amount sufficient to cover the removal of the structures and uses within the laydown yard and restoration of the site upon completion of construction.
- e. **Temporary Testing Towers for Utility-Scale Systems.** Temporary testing towers for utility-scale energy systems (e.g., anemometers, bat testing towers) shall be permitted for a specific period of time not to exceed two (2) years, subject to site plan review and subject to the requirements specified in subsection 4 regarding height, setbacks, construction codes, and aviation and airports. In addition, the Planning Commission shall require a performance guarantee, pursuant to Section 2.18, in an amount sufficient to cover the removal of the tower and restoration of the site.
- f. **Minimum Ground Clearance.** The minimum vertical blade tip clearance from grade level shall be seventy-five (75) feet.
- g. **Sound Requirements.** Utility-scale wind energy systems shall comply with the following sound requirements:
 - i. **Maximum Sound Pressure Level.** The audible sound from a utility-scale wind energy system shall not exceed 45 dBA L_{den} , measured at the property line closest to the wind energy system.
 - ii. **Sound Measurement.** Sound pressure level measurements shall be performed by a qualified third party professional approved by the developer and the Planning Commission. Testing shall be performed according to the procedures in the most current version of ANSI S12.18 and ANSI S12.9 Part 3. All sound pressure levels shall be measured with a sound meter that meets or exceeds the most current version of ANSI S1.4 specifications for a Type II sound meter. A combination of attended and unattended sound measurement is required for compliance testing.
 - iii. **Post-Construction Sound Survey.** The developer shall initiate a post-construction sound survey immediately after twelve (12) months of operation to document the levels of sound being emitted by the wind turbines. The study shall be designed to verify compliance with the sound requirements of this ordinance. The wind energy system owner shall provide SCADA data during the testing period to the testing consultant completing the sound survey. Upon completion, the results of the survey shall immediately be submitted to the Township Supervisor.
- h. **Vibration.** Utility-scale wind energy systems shall not create any vibrations that are detectable by humans on non-participating parcels.
- i. **Shadow Flicker.** There shall be no shadow flicker on a non-participating parcel. The site plan application shall include a Shadow Flicker Analysis, which shall identify specific mitigation measures to be used to eliminate shadow flicker on non-participating parcels, which may include any of the following:
 - i. Change in the proposed location of the wind turbine.
 - ii. The wind turbine may be turned off by a manufacturer-approved system during the period a non-participating parcel would receive shadow flicker.

- j. **Construction Codes.** Utility-scale wind energy systems shall comply with all applicable state construction and electrical codes and Township building code requirements.
- k. **Permit Requirements.** Utility-scale wind energy systems shall comply with all applicable federal, state, local, and utility requirements. Copies of required permits shall be submitted to the Township with the site plan review application. Required permits and approvals include, but may not be limited to the following:
 - i. **Aviation and Airport Requirements.** Utility-scale wind energy systems shall comply with Federal Aviation Administration (FAA) requirements. The minimum FAA lighting requirements shall not be exceeded. The lighting plan submitted to the FAA shall propose an Aircraft Detection Lighting System (ADLS) alternative. The tower shall not be illuminated unless required by the FAA. In addition, utility-scale wind energy systems shall comply with Michigan Airport Zoning Act (Public Act 23 of 1950, as amended), and the Michigan Tall Structures Act (Public Act 259 of 1959, as amended).
 - ii. **Environmental Requirements.** The Environmental Analysis required in site plan review (see subsection 5) shall demonstrate mitigation measures to minimize impacts on natural and cultural resources. Furthermore, the Environmental Analysis shall demonstrate compliance with the Michigan Natural Resources and Environmental Protection Act (Public Act 451 of 1994, as amended), including but not limited to:
 - a) Part 31, Water Resources Protection
 - b) Part 91, Soil Erosion and Sedimentation Control
 - c) Part 301, Inland Lakes and Streams
 - d) Part 303, Wetlands
 - iii. **Avian and Wildlife Impacts.** The Avian and Wildlife Impact Analysis required in site plan review (see subsection 5) shall demonstrate mitigation measures to minimize potential impacts on avians and wildlife.
 - a) The Analysis, which shall be based on published peer-reviewed scientific data, shall demonstrate compliance with the U. S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines.
 - b) The Analysis shall demonstrate compliance with applicable sections of the Federal Endangered Species Act and Michigan's endangered species protection laws, set forth in Part 365 of the Michigan Natural Resources and Environmental Protection Act. Consultation with the U. S. Fish and Wildlife Service and Michigan Department of Natural Resources to identify listed species is required.
 - iv. **Road and Highway Permits and Impacts.** Permits shall be obtained from the Ingham County Road Department and the Michigan Department of Transportation. The applicant shall either post performance guarantees or enter into Road Use Agreements with the Ingham County Road Department and the Michigan Department of Transportation, at the discretion of each road agency, to cover the cost of road damage resulting from construction of the wind energy system.
- l. **Safety Requirements.** Utility-scale wind energy systems shall comply with the following safety requirements:
 - i. Utility-scale wind energy systems shall be designed to prevent unauthorized access to electrical and mechanical components. Access doors shall be kept locked at all times when service personnel are not present.
 - ii. Spent lubricants and cooling fluids shall be promptly and safely removed from the site of the wind energy system.
 - iii. Utility-scale wind energy systems shall have an automatic braking, governing, or feathering system to prevent uncontrolled rotation or over speeding.
 - iv. Copies of Manufacturers' Material Safety Data Sheets shall be submitted, which shall include the type and quantity of all materials used in the operation of the wind energy system including, but not limited to, all lubricants and coolants.

- m. **Sign.** A two (2) square foot sign shall be posted at the base of each wind turbine and meteorological tower. The sign shall contain the following information:

- i. Warning of potential falling ice.
- ii. Wind turbine owner's name and operator's name.
- iii. Emergency contact numbers (more than one).

In addition, a two (2) square foot sign shall be posted at the road access to each wind turbine to warn visitors about the potential of falling ice.

- n. **Visual Characteristics.** Utility-scale wind energy systems shall use tubular towers. All components, including but not limited to the tower, blades, and nacelle shall be finished in a non-reflective matte finish with a white or off-white color.
- o. **Utility Lines.** Electric transmission lines extending from a wind turbine to a substation shall be placed underground a minimum depth of five (5) feet to allow for continued farming and existing land use in the vicinity of the wind energy system, and to prevent avian collision and electrocutions. Above-ground non-transmission lines, transformers, and conductors shall comply with the Avian Power Line Interaction Committee published guidelines to reduce avian mortality.
- p. **Communication and Signal Interference.**
- i. No utility-scale wind energy system shall be installed in any location where its proximity to fixed broadcast, retransmission, or reception for radio, television, or wireless phone or other personal communication systems would produce interference with signal transmission or reception unless the applicant provides a replacement signal to the affected party that restores service to at least the level present before operation of the wind energy system.
 - ii. No utility-scale wind energy system shall be installed in any location within the line of sight of an existing microwave communications link where operation of the wind energy system would produce electromagnetic interference in the link's operation.
 - iii. In the event that signal interference is experienced and confirmed, the applicant shall address the interference to the affected party's satisfaction within ninety (90) days, following the Complaint Resolution Program outlined in item q.
- q. **Complaint Resolution Program.** The applicant shall present a Complaint Resolution Program for approval. The Complaint Resolution Program shall include the following at minimum:
- i. Complaints shall be submitted to the Township Supervisor, who shall forward them to the designated wind energy system representative, who shall be identified in the Complaint Resolution Program.
 - ii. The Complaint Resolution Program shall indicate that the Township Supervisor will be kept informed throughout the resolution process.
 - iii. Processes and timelines for responding to and resolving complaints shall be specified.
 - iv. A sample complaint form shall be submitted for approval.
 - v. Contact information for the wind energy system representative who will be responsible for processing and resolving complaints shall be provided.
 - vi. As a condition of filing a complaint, a property owner shall consent to allow representatives of the wind energy system company onto the subject property for the purposes of investigating and addressing the complaint.

- r. **Change of Ownership or Operator.** The Township Supervisor shall be notified in writing immediately if there is a change in ownership or operator of a utility-scale wind energy system. The Township Supervisor shall be provided with contact information for the new owner and/or operator representatives.
- s. **Indemnification.** The wind energy company owner and operator shall agree to indemnify and hold Williamstown Township, its Board of Trustees, Planning Commission, officers, agents, and employees harmless from any liability, loss, or damage they may suffer as a result of claims, demands, costs, or judgments against them arising out of approval of a wind energy system pursuant to the regulations in this Zoning Ordinance. Any such indemnification agreement shall be subject to review and approval by the Township Attorney.
- t. **Maintenance Requirements and Inspections.** The wind energy system shall be maintained and kept in a safe working condition. Annually, the wind energy system owner shall certify in writing to the Township Supervisor that all turbines are operating properly under normal conditions. Turbines not operating at the time of the annual review shall be identified and a plan shall be presented for resolving maintenance issues. A wind turbine that has not been operational for over twelve (12) consecutive months shall be considered abandoned and in violation of the special land use permit.

The Township shall have the right to inspect the premises on which a utility-scale wind energy system is located at a reasonable time. The Township may hire a consultant to assist with any such inspections, with the cost to be charged to the owner of the wind energy system.

- u. **Maintenance of Access Roads.** Access roads shall be maintained to provide all-season access to the wind energy systems by service personnel, as well as emergency vehicles, including fire apparatus.
- v. **End of Useful Life.** At the end of the useful life of a utility-scale wind energy system, the owner shall take one of the following actions:
 - i. Follow the Decommissioning Plan approved under item u, and remove the system as indicated in the most recent approved plan.
 - ii. Amend the Decommissioning Plan, subject to Planning Commission and Township Board approval, and then proceed with the amended Plan.
 - iii. Seek approval of modify the previously approved site plan and special land use permit to extend the useful life, repower with new wind turbines, or take alternate action, subject to ordinance requirements in place at the time of the request. The expenses incurred for planning, engineering, legal, and other services resulting submittal of an application to modify or repower a wind energy system shall be reimbursed to the Township by the applicant in compliance with the Township's established escrow policy.
- w. **Decommissioning Plan.** A Decommissioning Plan, which shall be prepared by a professional engineer licensed in the state of Michigan, shall be submitted for approval. The Decommissioning Plan shall contain the following elements, at minimum:
 - i. A projection of the anticipated life of the project.
 - ii. An estimate of total decommissioning costs in current dollars, which shall include the cost of complete removal of the wind turbines, removal of the foundations to a depth of at least six (6) feet below grade level, and site restoration.
 - iii. The anticipated procedures and timeline that will be followed to decommission the project and restore the site.
 - iv. The method of ensuring that funds will be available for decommissioning and site restoration, in compliance with Section 2.18, Performance Guarantee. If a surety bond is posted, the bonding agency must be rated A+ or better.
 - v. The amount of the performance guarantee shall be equal to 125% of the projected cost. The amount of the performance guarantee shall be reviewed every five (5) years for the life of the project, to account for inflation and changes in decommissioning costs. Revised cost estimates shall be submitted to the Township Board for approval.

- vi. Acknowledgement that failure to keep the performance guarantee in full force and effect at all times while the wind energy system exists shall constitute a material and significant violation of the special land use approval and this ordinance and will subject the owner to all available enforcement remedies, including possible revocation of the special land use approval.
- vii. Acknowledgement that the owner shall be responsible for the payment of any costs, including attorney fees, incurred by the Township in securing removal of the wind energy system.
- x. **Utility-Scale Wind Energy Systems under Michigan Public Act 233 of 2023.** On or after November 29, 2024, once Public Act 233 of 2023 is in effect, the following provisions apply to Utility-Scale Wind Energy Systems with a nameplate capacity of 100 megawatts or more. To the extent that these provisions conflict with the provisions in subsections a through w, above (regulating Utility-Scale Wind Energy Systems), the provisions below control as to such Utility-Scale Wind Energy Systems. All provisions in subsection a through w, above, that do not conflict with this subsection remain in full force and effect. This subsection does not apply if Public Act 233 of 2023 is repealed, enjoined, or otherwise not in effect, and does not apply to Utility-Scale Wind Energy Systems with a nameplate capacity of less than 100 megawatts.
 - i. **Setbacks.** Utility-Scale Wind Energy Systems shall comply with the following minimum setback requirements, measured from the base of the wind tower:

Setback Description	Minimum Setback Distance
Occupied community buildings and residences on nonparticipating properties	2.1 times the maximum blade tip height to the nearest point on the outside wall of the structure
Residences and other structures on participating properties	1.1 times the maximum blade tip height to the nearest point on the outside wall of the structure
Nonparticipating property lines	1.1 times the maximum blade tip height
Public road right-of-way	1.1 times the maximum blade tip height to the centerline of the public road right-of-way
Overhead communication and electric transmission, not including utility service lines to individual houses or outbuildings	1.1 times the maximum blade tip height to the centerline of the easement containing the overhead line

- ii. **Shadow Flicker.** Utility-Scale Wind Energy Systems shall be sited such that any occupied community building or nonparticipating residence will not experience more than thirty (30) hours per year of shadow flicker under planned operating conditions as indicated by industry standard computer modeling.
- iii. **Height.** Each wind tower blade tip of a Utility-Scale Wind Energy System shall not exceed the height allowed under a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR part 77.
- iv. **Noise.** Utility-Scale Wind Energy Systems shall not generate a maximum sound in excess of fifty-five (55) average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American Standards Institute.
- v. **Light-Mitigating Technology.** Utility-Scale Wind Energy Systems shall be equipped with functioning light-mitigating technology. To allow proper conspicuity of a wind turbine at night during construction, a turbine may be lighted with temporary lighting until the permanent lighting configuration, including the light-mitigating technology, is implemented.
- vi. **Environmental Regulations.** Utility-Scale Wind Energy Systems shall comply with applicable state and federal environmental regulations.
- viii. **Host Community Agreement.** The applicant shall enter into a host community agreement with the Township. The host community agreement shall require that, upon commencement of any operation, the Utility-Scale Wind Energy System owner must pay the Township \$2,000.00 per megawatt of nameplate capacity. The payment shall be used as determined by the Township for

police, fire, public safety, or other infrastructure, or for other projects as agreed to by the local unit and the applicant.

5. Site Plan Review Requirements

Utility-scale wind energy systems shall comply with applicable site plan review requirements in Section 29.02. In addition, the following documentation shall be submitted to demonstrate compliance with the regulations set forth herein:

- a. Evidence of the owner's public liability insurance for the project.
- b. Copies of the portions of leases with property owners that grant authority to install temporary testing towers and/or utility-scale wind energy systems on the properties.
- c. Legal descriptions of participating parcels.
- d. The construction schedule.
- e. Maps identifying all participating and non-participating parcels within the project area boundary and non-participating parcels within a quarter mile of the project boundary.
- f. Site plans and drawings showing the locations, heights, and dimensions of all existing and proposed structures and fencing.
- g. Site plans showing the locations, grades, and dimensions of all proposed temporary and permanent roads, with connections to county roads or state highways.
- h. Site plans and drawings showing the locations, grades, dimensions, and uses of all temporary or permanent laydown yards for turbine components.
- i. Site plans and drawings showing all new above-ground infrastructure.
- j. Names, contact information, and qualifications of professionals who prepared analyses submitted with the application.
- k. Upon obtaining required permits and zoning approval, but prior to the commencement of any construction, the applicant shall provide a copy of a Power Purchase Agreement or other evidence of ability to connect to the electrical grid when the project is completed.
- l. **Fire Safety.** Plans shall be submitted to the Northeast Ingham Emergency Service Authority (NIESA) for review, along with a written emergency response plan detailing the procedures, training, and equipment required to respond to fire emergencies. If specialized training or equipment is required, it shall be provided at the expense of the applicant.
- m. **Sound Modeling Analysis.** A predictive sound modeling analysis, prepared by a qualified acoustician or sound engineer, shall be submitted. The analysis shall demonstrate compliance with the sound requirements set forth in subsection 4.g., herein. The analysis shall use wind turbine locations identical to those shown on the site plans submitted with the application. The sound modeling and analysis shall use the methods outlined in ISO 9613-2 (or the most recent version), including sound power levels determined using IEC 61400-11.
- n. **Transportation Plan.** A transportation plan shall be submitted, which shall include the following, at minimum:
 - i. Maps that identify the roads and highways that will be used in the delivery of components.
 - ii. A plan for restoring the roads and adjacent lands to their original condition after construction.
- o. **Environmental Analysis.** An environmental analysis prepared by a qualified professional shall be submitted, which shall identify and assess the potential impacts of the project on the natural and cultural environment, including, but not limited to, wetlands and other fragile ecosystems (see subsection 4.k for additional information). The analysis shall identify all appropriate measures to mitigate adverse

environmental impacts and indicate how those measures will be implemented. Environmental impacts or concerns that will remain after mitigation shall be identified and evaluated.

- p. **Avian and Wildlife Impact Analysis.** An avian and wildlife impact analysis prepared by a qualified professional shall be submitted, which shall identify and assess the potential impacts of the project on birds, other wildlife, and particularly endangered species. The analysis shall identify all appropriate measures to mitigate adverse impacts identified in the analysis and indicate how those measures will be implemented. Adverse impacts or concerns that will remain after mitigation shall be identified and evaluated. The analysis shall show consultation and evaluation based on applicable U. S. Fish and Wildlife Service Land-Based Energy Guidelines (2012 or the latest version.)
- q. **Shadow Flicker Analysis.** A shadow flicker analysis prepared by a qualified professional shall be submitted, which shall extend a minimum of 5,280 feet from the base of each wind turbine. The analysis shall indicate the predicted amount of shadow flicker on dwelling units on non-participating parcels for the purposes of demonstrating compliance with the shadow flicker requirements set forth in subsection 4.i, herein. If mitigation measures are required to achieve compliance, then such measures shall be identified. The shadow flicker analysis shall indicate all modeling assumptions.
- r. **Decommissioning Plan.** A decommissioning plan shall be prepared and submitted, pursuant to subsection 4.u, herein.
- s. **Complaint Resolution Program.** A complaint resolution program shall be prepared and submitted, pursuant to subsection 4.q, herein.

LL. Auctions

Auctions shall comply with the following regulations:

1. Application and Review Requirements. Auction types that are permitted by Special Land Use shall comply with the requirements of Sections 29.02 and 29.03 of the Zoning Ordinance. Accordingly, site plan review and special land use applications shall be completed and submitted, along with a site plan that contains all of the information required in Section 29.02(E).
2. Noise. Outside permanently affixed public address systems are prohibited. Portable address systems are permitted for use during the auction only. Auctions shall comply with the noise standards in Section 9.02(A).
3. Parking. Permanent live auctions that are permitted by special land use shall provide off-street parking at the rate of 1 space per 125 square feet of gross floor area. Permanent on-line auctions shall provide off-street parking at the rate of 1 space per 200 square feet of gross floor area. The applicant may provide data to justify need for fewer parking spaces for consideration by the Planning Commission and Township Board. Parking for permanent auctions shall be paved, pursuant to Section 4.01(E)(4).
4. Hours of Operation. Auctions shall not begin earlier than 8:00 a.m. and shall not continue beyond 10:00 p.m. The proposed hours of operation shall be specified in the application, which shall be subject to approval by the Township.
5. Retail Operations. Retail operations shall not be conducted at an auction facility, unless the facility is located in a district that provides for retail use and site plan approval has been obtained.
6. Storage. Auction facilities shall not be used for long-term storage. Storage of goods shall be limited to those that will be sold in the next scheduled auction or within six (6) months, as appropriate. Outside storage shall be screened in accordance with Section 5.02(E).
7. Signs. Auction facilities shall comply with the sign requirements for the districts in which they are located.
8. Minimum Size. The parcel size for permanent agricultural auctions shall be a minimum of twenty (20) acres.

MM. Medical Marijuana Facilities—DELETED—See Sections 2.06(F) and 2.02

NN. Brewpubs and Microbreweries

1. The following regulations shall apply to **brewpubs**, as defined in Section 1.03:

- a. Brewery production shall not exceed five thousand (5,000) barrels per year.
 - b. The sale of alcoholic liquor by a brewpub is subject to the license obtained pursuant to the Michigan Liquor Control Code, Public Act 58 of 1998, as amended.
 - c. A brewpub may not sell its beer to other retailers or wholesalers.
 - d. Storage of hops, barley, wheat or other grain used in the brewing process may be stored in a detached, separate structure, such as a silo, provided that any such accessory structure complies with the setback requirements for the district in which it is located. No open storage of bottles, pallets, or other containers shall be permitted. Storage in tractor trailers shall be permitted for periods not longer than twenty-four (24) hours.
 - e. Brewpubs shall comply with the performance standards specified in Article 9.00.
 - f. Brewpubs shall include a taproom or restaurant that provides full meal service for consumption by patrons while seated on the premises. Twenty-five percent (25%) of the gross sales of the restaurant shall be derived from the sale of food and nonalcoholic beverages.¹
 - g. No more than fifty percent (50%) of the total gross floor space of the establishment shall be used for the brewery function, such as the brewhouse, fermentation tanks, conditioning tanks, bright beer tanks/filter, bottling and kegging lines, malt milling and storage, serving tanks and boiler and water treatment areas.
 - h. No outside beer tent shall be permitted in any off-street parking lot or off-street loading/unloading area except as may be permitted as a temporary use pursuant to Section 2.07(A)(5). Outside table service may be permitted in areas not designated for parking or loading/unloading.
 - i. Off-street parking shall be provided at the rate of 1 space per 50 square feet of usable floor area (UFA) or 0.5 spaces per seat, whichever is greater. For the purposes of this requirement, areas dedicated to brewery production shall not be counted as UFA. In addition, brewpubs shall provide employee parking at the rate of one (1) parking space per employee on the largest working shift. Off-street parking shall comply with the requirements in Article 4.00.
 - j. A brewpub's taproom or restaurant shall comply with State of Michigan regulations with respect to hours of operation.
2. The following regulations shall apply to **microbreweries**, as defined in Section 1.03:
- a. Microbrewery production shall not exceed thirty thousand (30,000) barrels of beer per year.
 - b. A microbrewery may sell beer it manufactures to a licensed wholesaler who may resell the beer to licensed retailers. Direct sales to licensed retailers are prohibited.
 - c. Storage of hops, barley, wheat or other grain used in the brewing process may be stored in a detached, separate structure, such as a silo, provided that any such accessory structure complies with the setback requirements for the district in which it is located. No open storage of bottles, pallets, or other containers shall be permitted. Storage in tractor trailers shall be permitted for periods not longer than twenty-four (24) hours.
 - d. Microbreweries shall comply with the performance standards specified in Article 9.00.
 - e. Microbreweries shall include a restaurant that provides full meal service for consumption by patrons while seated on the premises.
 - f. No more than sixty-five percent (65%) of the total gross floor space of the establishment shall be used for the brewery function, such as the brewhouse, fermentation tanks, conditioning tanks, bright beer tanks/filter, bottling and kegging lines, malt milling and storage, serving tanks and boiler and water treatment areas.

¹ The provision regarding "25% of the gross sales" is a State of Michigan requirement and would not be subject to local enforcement.

- g. No outside beer tent shall be permitted in any off-street parking lot or off-street loading/unloading area except as may be permitted as a temporary use pursuant to Section 2.07, subsection (A)(5). Outside table service may be permitted in areas not designated for parking or loading/unloading.
- k. Off-street parking shall be provided at the rate of 1 space per 50 square feet of usable floor area (UFA) or 0.5 spaces per seat, whichever is greater. For the purposes of this requirement, areas dedicated to brewery production shall not be counted as UFA. In addition, microbreweries shall provide employee parking at the rate of one (1) parking space per employee on the largest working shift. Off-street parking shall comply with the requirements in Article 4.00.

OO. Agricultural Tourism

The following provisions shall apply to agricultural tourism operations, as defined in Section 1.03:

1. Buildings. More than one (1) building may be permitted per parcel. Unless a building is exempt because it is an agricultural structure, all buildings shall be subject to inspection under the Michigan Building Code and the Property Maintenance Code.
2. Trash Containers. A sufficient number of trash containers shall be placed on the premises for public use, based on evaluation of the following features: type of event, anticipated number of attendees, duration of event, geographic size of the event, and use of disposable beverage or food containers.
3. Restrooms. A sufficient number of restrooms shall be available for public use, based on evaluation of the following features: type of event, number of attendees, duration of event, availability of food and beverages, and special needs of attendees (e.g., families with children, people with disability needs, etc.).
4. Building Setbacks. Buildings shall comply with the setbacks for the district in which they are located.
5. Building Height. Buildings related to agricultural tourism shall not exceed thirty-five (35) feet in height.
6. Parking. All parking shall be provided in off-street parking lots, designed in accordance with the regulations in Section 4.01, except as follows:
 - a. Off-street parking shall be set back a minimum of forty (40) feet from any property that is zoned or used for residential purposes.
 - b. The number of parking spaces shall be determined on a case-by-case basis, upon consideration of the character of the specific agricultural tourism use being proposed.
 - c. The Planning Commission may waive the requirement for parking lot paving, upon making the determination that a grass or gravel surface will be adequate to handle the anticipated level of traffic. In making a determination regarding paving the Planning Commission shall consider the types of vehicles anticipated (e.g., volume of bus traffic, size and weight of vehicles, etc.). If paving is not required, then the site plan shall include a commitment to provide dust control.
 - d. The Planning Commission may waive parking lot lighting requirements upon making the determination that the facility will be used only during daylight hours.
 - e. The Planning Commission may waive parking lot landscaping requirements upon making the determination that existing vegetation to be retained on the site satisfies the objectives of the Ordinance and maintains the rural, non-commercial character of the site.
7. Signs. Agricultural tourism uses shall comply with the requirements for Wall Signs and Freestanding Signs in Section 7.08(D) and Section 7.08(E).
8. Exterior Lighting. Parking lot and pedestrian route lighting shall be required for any agricultural tourism use that operates after dusk or before dawn, subject to Section 2.12. Adequate lighting shall be provided to assure the safety of pedestrians and drivers.
9. Overnight Accommodations. Overnight accommodations related to an agricultural tourism operation shall comply with the regulations for bed-and-breakfast establishments in Section 8.02(F).

10. Hours of Operation. Exterior uses related to Minor agricultural tourism shall open no earlier than 9:00 a.m. and close no later than 8:00 p.m. each day. The Planning Commission shall establish the hours of operation for Major uses to assure compatibility with nearby uses.
11. Size. For the purposes of determining whether an agricultural tourism use should be a principal permitted use or special land use, such operations are classified "Minor" or "Major" based on the following characteristics:

	Minor Operation ^{1, 2}	Major Operation ²
Time Span³	Less than or equal to 3 weeks/event	More than 3 weeks/event
Event Acreage⁴	Less than or equal to 5 acres	More than 5 acres
Number of Events	One or two per calendar year	Three or more per calendar year
Number of Attendees	Less than or equal to 50 at any one time	More than 50 at any one time

Footnotes

- 1 Agricultural tourism operations must satisfy all four criteria to be considered Minor.
- 2 Minor and major operations require site plan approval. Major operations also require special land use approval.
- 3 By way of example, a minor tourism operation could include one that is open for business 21 consecutive days or one that is open 3 weekends within a 3-week period.
- 4 Event acreage includes the land occupied by the event plus ancillary facilities (such as parking), and not necessarily the total acreage of the parcel on which the event is located.

12. Exclusions. The provisions in this subsection OO do not apply to the following uses:
- Nature centers or demonstration farms, to the extent that they are regulated by Section 8.02(HH).
 - Recreation facilities, which are regulated by Section 8.02(W).
 - Outdoor events, which are regulated by Section 8.02(GG).
 - Event Barns, which are regulated by Section 8.02(SS).
 - Roadside stands, which are regulated by Section 8.02(Z).
 - Wineries, to the extent that such uses are regulated by Section 8.02(JJ).
 - Distilleries, to the extent that such uses are regulated by Section 8.02(PP).
 - Bed-and-breakfast establishments, which are regulated by Section 8.02(F).
 - Brewpubs and Microbreweries, which are regulated by Section 8.02(NN).
 - Riding stables, which are regulated by Section 8.02(AA).
 - Any use for which zoning regulations are superseded by Generally Accepted Agricultural and Management Practices (GAAMPS), such as farm markets.
13. Examples. In combination with a conventional farm, the following activities may constitute an agricultural tourism event: bakery, bonfires, carnival rides, cider mill, cooking demonstrations, corn mazes, fishing pond, food service, haunted barn/trails, petting farms, and playscapes. This list is not intended to be all inclusive of activities that may be considered agricultural tourism.
14. Impact on Surrounding Properties. The location, layout, design and operation of such a facility shall not impair the continued enjoyment, use, and future development of adjacent and nearby properties.

PP. Small Distiller

The following regulations shall apply to **small distillers**, as defined in Section 1.03:

1. Setbacks. Principal and accessory buildings shall comply with the setback requirements for the district in which they are located.
2. Location. Small distillers are permitted by special land use approval in the RR, RE, AG-SF, and AG-C District. In the B-1, B-2, and I-1 Districts small distillers are principal permitted uses. Small distillers shall not be located on land that is part of a recorded residential plat or residential condominium.
3. Impact on Surrounding Properties. The location, layout, design, operation and size of such a facility shall not impair the continued enjoyment, use, and future development of adjacent and nearby properties. The Planning Commission may specify the hours of operation to assure compatibility with adjacent uses.
4. Storage. All operations of the small distillery shall be contained within a fully enclosed building. There shall be no open storage of bottles, pallets, containers, or other material.

5. Performance Standards. Small distillers shall comply with the performance standards in Article 9.00.
6. Parking. All parking shall be provided in off-street parking lots, designed in accordance with Section 4.01, except as follows:
 - a. Off-street parking shall be set back a minimum of thirty (30) feet from any property that is zoned or used for residential purposes.
 - b. The number of spaces required shall be determined on a case-by-case basis, based on consideration of the types and sizes of facilities proposed.
7. Accessory Facilities. Accessory facilities, such as a sampling room or a place to sell spirits to consumers for on-premises or off-premises consumption, may be permitted, subject to the following:
 - a. Any such accessory facilities are permitted in the AG-C, B-1, B-2, and I-1 zoning districts only.
 - b. All such accessory facilities shall be clearly incidental to the principal small distillery, and shall be designed to serve only the patrons of the small distillery. Accessory facilities shall occupy no more than twenty-five percent (25%) of the gross floor space.
 - c. Accessory retail facilities shall be fully contained within a building.
 - d. All such accessory retail facilities shall be clearly demarcated on the site plan.
 - e. Permanent restroom facilities shall be required; portable toilet facilities shall not be permitted.
 - f. Accessory buildings shall comply with the dimensional requirements of the district in which they are located.
8. Permits and Licenses. Copies of all state and federal permits and licenses required to operate the facility shall be submitted to the Township.
9. Signs. In the RR, RE, AG-SF, and AG-C districts, signs shall comply with the requirements for Signs for Nonresidential Uses in Section 7.07(E). In the B-1, B-2, and I-1 districts, signs shall comply with the requirements for Nonresidential District Signs in Section 7.08.
10. Single-Family Dwelling. In the RR, RE, AG-SF, and AG-C districts, one single-family dwelling shall be permitted, to serve as the principal residence of the owner or operator of the facility.
11. Special Outdoor Events. A special outdoor event, which may include music, food, wine tasting, and the like, if the proposed event will be attended by 50 or more persons at one time, shall require a temporary use permit issued by the Building Official pursuant to Section 2.07.
12. Production Limits. Small distillers in the RR, RE, and AG-SF districts shall manufacture or bottle no more than 25,000 gallons annually. Small distillers in the AG-C, B-1, B-2, and I-1 districts shall manufacture or bottle no more than 60,000 gallons annually.

QQ. Solar Energy Systems

1. Findings and Purpose.

Solar energy is an abundant and renewable source of energy that residents and utility companies would like to make use of as an alternative to generating electricity by using non-renewable fossil fuels. Solar energy systems can enhance the reliability and quality of the power grid, reduce peak power demands, and diversify the Township's energy supply. Large-scale solar energy systems can reduce land designated for agricultural production or other purposes if not carefully regulated. The purpose of the regulations in this subsection is to allow solar energy systems to be developed in Williamstown Township within guidelines that will minimize adverse impacts on residents, agriculture, wildlife, and the environment.
2. Definitions.

The following words, terms, and phrases, when used in this subsection, shall have the meanings ascribed to them, except where the context clearly indicates a different meaning:

Accessory Use Solar Energy System: A solar energy system designed to generate electricity solely for the principal use on the site.

Building-Integrated Solar Energy System: A solar energy system that is an integral part of a primary or accessory building. Building-integrated solar energy systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, building siding, windows, skylights, and

awnings.

Community Solar System: A community solar system, also call “shared solar,” is defined by the U. S. Department of Energy’s National Renewable Energy Laboratory as “a solar electric system that provides power and/or financial benefit to multiple community members.” Customers of a community solar program subscribe to a portion of a share renewable energy facility located in the community and the power generated results in each subscriber receiving their portion of the benefit based on their investment. A community solar system is subject to the regulations for either a small-scale principal use solar energy system or a large-scale principal use solar energy system, depending on its generating capacity.

Ground-Mounted Solar Energy System: A solar energy system mounted on support posts, like a rack or posts, that are attached to or rest on the ground.

Large-Scale Principal Use Solar Energy System: A Principal Use Solar Energy System with a nameplate capacity of more than two (2) MW, where the electricity is generated for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

Maximum Tilt: The maximum angle of a solar array (i.e., most vertical position) for capturing solar radiation as compared to the horizon line.

Minimum Tilt: The minimum angle of a solar array (i.e., the most horizontal position) for capturing solar radiation as compared to the horizon line.

Nameplate Capacity: The designed full-load sustained generating output of an energy facility. Nameplate capacity shall be determined by reference to the sustained output of an energy facility even if components of the energy facility are located on different parcels, whether contiguous or noncontiguous.

Non-Participating Lot(s): One or more lots for which there is not a signed lease or easement for development of a principal use solar energy system associated with a particular project.

Participating Lot(s): One or more lots under a signed lease or easement for development of a principal use solar energy system associated with a particular project.

Photovoltaic (PV) System: A semiconductor material that generates electricity from sunlight.

Principal Use Solar Energy System: A commercial, ground-mounted solar energy system that converts sunlight into electricity for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

Repowering: Reconfiguring, renovating, or replacing a solar energy system to maintain or increase the power rating within the existing project footprint.

Roof-Mounted Solar Energy System: A solar energy system mounted on racking that is attached to or ballasted on the roof of a building or structure.

Small-Scale Principal Use Solar Energy System: A Principal Use Solar Energy System with a nameplate capacity of up to and including two (2) MW, where the electricity is generated for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

Solar Array: A collection of multiple photovoltaic panels that generate electricity as a system.

Solar Energy System (SES): A system that captures and converts solar energy into electricity, which may be for the purpose of sale or for use in locations other than solely the solar energy facility property. Solar energy system or facility includes, but is not limited to, the following equipment and facilities to be constructed by an electric provider or independent power producer: photovoltaic solar panels; solar inverters; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; energy storage facilities; overhead and underground control; communications and radio relay systems and telecommunications equipment; utility lines and installations; generation tie lines; solar monitoring stations; and accessory equipment and structures.

Solar Thermal System: Equipment that converts sunlight into heat.

3. Accessory Roof-Mounted Solar Energy Systems.

Accessory roof-mounted solar energy systems are permitted in all zoning districts subject to the following regulations:

- a. **Permitted Height.** Roof-mounted solar energy systems shall not extend more than four (4) feet above the roof surface.
- b. **Location on Roof.** Roof-mounted solar energy systems shall not protrude beyond the edge of the roof.
- c. **Screening.** Roof-mounted solar energy systems are exempt from rooftop equipment and mechanical system screening requirements.
- d. **Nonconformities.** A roof-mounted solar energy system installed on a nonconforming building or structure shall not be considered an expansion of the nonconformity.
- e. **Required Permits.** Building and electrical permits shall be obtained prior to installation of roof-mounted solar energy systems.
- f. **Battery Containment and Disposal.** If used, a battery energy storage system that is accessory to an on-site roof-mounted solar energy system shall be placed in a secure container. When no longer needed, the batteries shall be disposed of in accordance with applicable laws and regulations.

4. Accessory Ground-Mounted Solar Energy Systems.

Accessory ground-mounted solar energy systems are permitted subject to the following regulations:

- a. **Permitted Height.** Ground-mounted solar energy systems shall not exceed twenty (20) feet in height when oriented at the maximum tilt.
- b. **Required Setbacks and Location on Property.** Ground-mounted solar energy systems shall be considered accessory structures, which may be located in the side or rear yards, subject to the setback requirements for accessory buildings. However, notwithstanding the limitations on accessory buildings and structures in the front yard stated in Sections 2.03(C) and 29.02, footnote dd, accessory ground-mounted solar energy systems may be permitted in the front where all of the following conditions exist:
 - 1) The Township Zoning Enforcement Official shall determine that no feasible side or rear location exists,
 - 2) The lot size shall be a minimum of two (2) acres,
 - 3) The solar energy system shall be set back from the road as far as is feasible, and
 - 4) The solar energy system shall comply with minimum setback requirements for accessory buildings. Setback distance shall be measured from the property line to the closest point of the solar energy system at minimum tilt.

When determining whether a side or rear location is or is not feasible, the Township Zoning Enforcement Official shall consider the following criteria: 1) placement in the side or rear would decrease the efficiency of the system due to unusual topography or shading from accessory structures or existing vegetation, or 2) placement in the side or rear would interfere with a septic system, existing accessory structures, or existing accessory uses.

- c. **Lot Coverage.** The area of the solar array at minimum tilt shall not exceed fifty percent (50%) of the square footage of the primary building on the property. For the purpose of this regulation, a portion of a solar energy system that is sited over required parking (i.e., solar carport) shall not be counted.
- d. **Accessory Structure Exemption.** A ground-mounted solar energy system shall not count toward the maximum number or square footage of accessory structures allowed on a site.
- e. **Exemptions.** A ground-mounted solar energy system used to power a single device or specific piece of equipment such as a lawn ornament, light, weather station, thermometer, clock, well pump, or other similar singular device is exempt from the regulations in this subsection.

- f. **Nonconformities.** A ground-mounted solar energy system installed on a nonconforming lot shall not be considered an expansion of the nonconformity.
 - g. **Required Permits.** Building and electrical permits shall be obtained prior to installation of ground-mounted solar energy systems.
 - h. **Battery Containment and Disposal.** If used, solar storage batteries shall be placed in a secure container. When no longer needed, the batteries shall be disposed of in accordance with applicable laws and regulations.
 - i. **Removal.** If an accessory ground-mounted solar energy system ceases to generate electricity for twelve (12) or more consecutive months, the owner shall be responsible for removing the entire system no later than ninety (90) days after the end of the twelve (12) month period. Where the removal has not been completed as required, after giving thirty (30) days written notice the Township may initiate the removal of the solar energy system. The Township's actual cost and reasonable administrative charges related to removal shall become a lien on the property and the charges shall be placed on the next general assessment roll of the Township to be collected in the same manner as other taxes are collected.
5. Building-Integrated Solar Energy Systems.
Building-integrated solar energy systems are permitted in all zoning districts, subject to the regulations that apply to the building itself; they are not subject to accessory ground-mounted or roof-mounted solar energy system regulations.
6. Small-Scale Principal Use Solar Energy Systems.
Small-scale principal use solar energy systems shall be permitted subject to the following regulations:
- a. **Permitted Height.** Small-scale principal use solar energy systems shall not exceed twenty (20) feet in height when oriented at the maximum tilt.
 - b. **Required Setbacks and Location on Property.** Small-scale principal use solar energy systems shall be subject to the setback requirements for principal buildings. Setback distance shall be measured from the property line to the closest point of the solar energy system at minimum tilt. However, small-scale principal use solar energy systems are not subject to property line setbacks for common property lines of two or more participating lots, except road right-of-way setbacks shall apply. Solar energy systems shall not be located over a working septic system, in a floodplain or wetland, or on land that is the habitat of any threatened, endangered, or protected species, pursuant to state or federal law.
 - c. **Fencing.** Notwithstanding the requirements in Section 6.02, if required by the National Electrical Code, small-scale principal use solar energy systems shall be enclosed by a seven (7) foot high fence to restrict unauthorized access. Barbed wire is prohibited. Fencing is not subject to setback requirements, provided that screening requirements can be met.
 - d. **Screening.** Evergreen landscaping shall be provided to screen small-scale principal use solar energy systems from the road and from adjacent residential land uses. Screening shall comply with the requirements in Section 5.02(E). Any required screening shall be planted outside of the perimeter fencing.
 - e. **Ground Cover.** Perennial ground cover shall be planted and maintained on the solar energy system site for the duration of the operation. Use of native Michigan plants is recommended. A ground cover vegetation and management plan shall be submitted with the site plan.
 - f. **Lot Coverage.** Small-scale principal use solar energy systems shall not count toward the maximum lot coverage requirements for the district.
 - g. **Land Clearing.** Land clearing and disturbance shall be limited to what is minimally necessary for the installation and operation of the system and ensure adequate all-season access to the solar energy system. Topsoil disturbed during site preparation shall be retained on site.

- h. **Access Drives.** New access drives serving the solar energy system shall be designed to minimize soil disturbance, stormwater runoff, and soil compaction. The use of geotextile fabric and gravel on the surface of topsoil for temporary construction roads is permitted, provided that the geotextile fabric and gravel are removed upon completion of construction.
 - i. **Wiring.** Power and communication lines serving the solar energy system shall be buried underground.
 - j. **Lighting.** Lighting shall be limited to inverter and substation locations only. Light fixtures shall comply with the requirements in Section 2.12.
 - k. **Glare.** Solar energy panels shall not produce any glare that is visible from the road or from adjacent or nearby residences.
 - l. **Sign.** A two (2) square foot sign shall be posted at the entrance(s) to the facility, which shall be kept up to date with the following information:
 - i. The owner's name and operator's name.
 - ii. Emergency contact numbers (more than one).
 - m. **Sound Requirements.** The audible sound from a small-scale principal use solar energy system including ancillary equipment shall not exceed 45 dBA L_{den} measured at the non-participating property line closest to the solar energy system. The site plan shall include modeled sound isolines extending from the sound source to the property lines to demonstrate compliance with this requirement.
 - n. **Repowering.** In addition to repairing or replacing components to maintain the system, a small-scale principal use solar energy system may at any time be repowered by reconfiguring, renovating, or replacing the solar energy system to increase the power rating within the existing project footprint. However, a proposal to change the project footprint of an existing solar energy system shall require a new site plan review application, subject to the ordinance requirements in place at the time of the request.
 - o. **Maintenance Plan.** At the time of site plan review, the applicant shall present a detailed plan for maintenance of the facility, including equipment, landscaping, and ground cover maintenance.
 - p. **Battery Containment and Disposal.** If used, solar storage batteries shall be placed in a secure container. When no longer needed, the batteries shall be disposed of in accordance with applicable laws and regulations.
 - q. **Review and Approval Requirements.** Small-scale principal use solar energy systems shall require site plan review and approval, pursuant to Section 29.02. Subsequently, building and electrical permits shall be obtained prior to installation. Additional permits from county or state agencies may be required, including but not limited to the Ingham County Road Department and the Ingham County Drain Commissioner.
7. Large-Scale Principal Use Solar Energy Systems.
- Large-scale principal use solar energy systems shall be permitted subject to the following regulations:
- a. **Overlay District.**
 - i. The Large-Scale Solar Energy System Overlay District (the "Overlay District") is a mapped district that is hereby established to identify locations in Williamstown Township where large-scale principal use solar energy systems may be permitted, subject to compliance with the regulations set forth in this Ordinance.
 - ii. In an area within this Overlay District, property is placed simultaneously in two zoning districts, the overlay zoning district and the underlying zoning district. It is intended that existing uses maintain conformity with the underlying zoning regulations. Property owners may expand,

renovate, or develop their properties in compliance with the underlying zoning regulations. Alternatively, large-scale solar energy systems may be developed on the properties in compliance with the overlay zoning regulations.

- iii. The Overlay District boundaries have been thoughtfully and precisely drawn to provide reasonable locations for large-scale solar energy system development in Williamstown Township in proximity to electrical transmission lines, while protecting prime farmland, avoiding impact on regulated wetlands, avoiding impact on known groundwater recharge areas, and protecting scenic rural viewsheds and cultural resources.
 - iv. The Large-Scale Solar Energy System Overlay District boundaries shall be as established on the Official Township Zoning Map. Overlay District boundaries may be amended according to the Zoning Ordinance amendment procedures in Section 29.06.
- b. **Permitted Height.** Large-scale principal use solar energy systems shall not exceed twenty (20) feet in height when oriented at the maximum tilt.
- c. **Required Setbacks and Location on Property.**
- i. No part of a large-scale principal use solar energy system shall be located closer than seventy-five (75) feet to a front lot line or road right-of-way line. Furthermore, no part of a large-scale principal use solar energy system shall be located closer than fifty (50) feet to a side or rear lot line, except where an adjoining non-participating parcel is zoned or used for residential purposes, in which case the minimum setback shall be one hundred (100) feet.
 - ii. If a solar energy system consists of two (2) or more abutting parcels, there shall be no setback requirement along the shared property lines of the abutting parcels, except where the shared property line is along a road, in which case the minimum setback shall be seventy-five (75) feet.
 - iii. Setback distance shall be measured from the property line to the closest point of the solar energy system at minimum tilt.
 - iv. Solar energy systems shall not be located over a working septic system, in a floodplain, wetland, or wetland buffer, or on land that is the habitat of any threatened, endangered, or protected species, pursuant to state or federal law.
- d. **Fencing.** Notwithstanding the requirements in Section 6.02, if required by the National Electrical Code, large-scale principal use solar energy systems shall be enclosed by a seven (7) foot high fence to restrict unauthorized access. Barbed wire is prohibited. Fencing is not subject to setback requirements, provided that screening requirements can be met.
- e. **Screening.** Evergreen landscaping shall be provided to screen large-scale principal use solar energy systems from the road and from adjacent residential land uses. However, residents on participating properties may waive the screening requirement for their own residential land use. Screening shall comply with the requirements in Section 5.02(E). Any required screening shall be planted outside of the perimeter fencing. Required screening shall be maintained on an ongoing basis pursuant to Section 5.05(F).
- f. **Ground Cover.** Perennial ground cover shall be planted and maintained on the solar energy system site for the duration of the operation. Use of native Michigan plants is recommended. A ground cover vegetation and management plan, which shall include invasive plant species control, shall be submitted with the site plan. Ground cover shall be subject to the following additional requirements:
- i. Sites enrolled in a Farmland Development Rights Agreement under Michigan Public Act 116 of 1974 shall comply with Michigan Department of Agriculture and Rural Development's Policy for Allowing Commercial Solar Panel Development on PA 116 Lands.

- ii. Ground cover at site not enrolled in a Farmland Development Rights Agreement shall comply with one or more of the following four type of dual use objectives:
 - 1) **Pollinator Habitat:** Solar sites designed to meet a score of 76 or greater on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites.
 - 2) **Conservation Cover:** Solar sites planned to restore native plants, grasses, and prairie, with the aim of providing specific ecosystem benefits, such as carbon sequestration or improving soil health.
 - 3) **Forage:** Solar sites that incorporate rotational livestock grazing and forage production as part of an overall vegetative management plan.
 - 4) **Agrivoltaics:** Solar sites that combine raising crops for food, fiber, or fuel, and generating electricity within the project area to maximize land use.
- g. **Lot Coverage.** Large-scale principal use solar energy systems shall not count toward the maximum lot coverage requirements for the district.
- h. **Land Clearing.** Land clearing and disturbance shall be limited to what is minimally necessary for the installation and operation of the system and ensure adequate all-season access to the solar energy system. Topsoil disturbed during site preparation shall be retained on site.
- i. **Access Drives.** New access drives serving the solar energy system shall be designed to minimize soil disturbance, stormwater runoff, and soil compaction. The use of geotextile fabric and gravel on the surface of topsoil for temporary construction roads is permitted, provided that the geotextile fabric and gravel are removed upon completion of construction.
- j. **Wiring.** Power and communication lines serving the solar energy system shall be buried underground.
- k. **Lighting.** Lighting shall be limited to inverter and substation locations only. Light fixtures shall comply with the requirements in Section 2.12.
- l. **Glare.** Solar energy panels shall not produce any glare that is visible from the road or from adjacent or nearby residences.
- m. **Sign.** A two (2) square foot sign shall be posted at the entrance(s) to the facility, which shall be kept up to date with the following information:
 - i. The owner's name and operator's name.
 - ii. Emergency contact numbers (more than one).
- n. **Sound Requirements.** The audible sound from a large-scale principal use solar energy system including ancillary equipment shall not exceed 45 dBA L_{den} measured at the non-participating property line closest to the solar energy system. To minimize noise disturbance, inverters shall be as centrally located as possible on the site.
- o. **Repowering.** In addition to repairing or replacing components to maintain the system, a large-scale principal use solar energy system may at any time be repowered by reconfiguring, renovating, or replacing the solar energy system to increase the power rating within the existing project footprint. However, a proposal to change the project footprint of an existing solar energy system shall require a new special land use permit and site plan review application, subject to the ordinance requirements in place at the time of the request. The expenses incurred for planning, engineering, legal, and other services resulting submittal of an application to modify or repower a solar energy system shall be reimbursed to the Township by the applicant in compliance with the Township's established escrow policy.

- p. **Maintenance Plan.** At the time of site plan review, the applicant shall present a detailed plan for maintenance of the facility, including equipment, landscaping, and ground cover maintenance.
- q. **Battery Containment and Disposal.** If used, solar storage batteries shall be placed in a secure container. When no longer needed, the batteries shall be disposed of in accordance with applicable laws and regulations.
- r. **Review and Approval Requirements.** Large-scale principal use solar energy systems shall require site plan and special land use review and approval, pursuant to Sections 29.02 and 29.03, except that planned development approval shall be required in the GD, Green Zone Planned Development District. Subsequently, building and electrical permits shall be obtained prior to installation. Additional permits from county or state agencies may be required, including but not limited to the Ingham County Road Department and the Ingham County Drain Commissioner.
- s. **Large-Scale Principal Use Solar Energy Systems under Michigan Public Act 233 of 2023.** On or after November 29, 2024, once Public Act 233 of 2023 is in effect, the following provisions apply to Large-Scale Principal Use Solar Energy Systems with a nameplate capacity of 50 megawatts or more. To the extent these provisions conflict with the provisions in subsections a through r, above (regulating Large-Scale Principal Use Solar Energy Systems), the provisions below control as to such Large-Scale Principal Use Solar Energy Systems. All provisions in subsections a through r, above, that do not conflict with this subsection remain in full force and effect. This subsection does not apply if Public Act 233 of 2023 is repealed, enjoined, or otherwise not in effect, and does not apply to Large-Scale Principal Use Solar Energy Systems with a nameplate capacity of less than 50 megawatts.

- i. **Setbacks.** Large-Scale Principal Use Solar Energy Systems shall comply with the following minimum setback requirements, with setback distances measured from the nearest edge of the perimeter fencing of the facility:

Setback Description	Minimum Setback Distance
Occupied community buildings and dwellings on nonparticipating properties	300 feet from the nearest point on the outer wall
Public road right-of-way	50 feet measured from the nearest edge of a public road right-of-way
Nonparticipating parcels	50 feet measured from the nearest shared property line

- ii. **Fencing.** Fencing for Large-Scale Principal Use Solar Energy Systems shall comply with the latest version of the National Electrical Code as of November 29, 2024, or as subsequently amended.
- iii. **Height.** Solar panel components shall not exceed a height of twenty-five (25) feet above ground when the arrays are at full tilt.
- iv. **Noise.** The Large-Scale Principal Use Solar Energy Systems shall not generate a maximum sound in excess of fifty-five (55) decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.
- v. **Lighting.** The Large-Scale Principal Use Solar Energy System shall implement dark sky friendly lighting solutions.
- vi. **Environmental Regulations.** The Large-Scale Principal Use Solar Energy System shall comply with applicable state and federal environmental regulations.
- vii. **Host Community Agreement.** The applicant shall enter into a host community agreement with the Township. The host community agreement shall require that, upon commencement of any

operation, the Large-Scale Principal Use Solar Energy System owner must pay the Township \$2,000.00 per megawatt of nameplate capacity. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the local unit and the applicant.

8. Decommissioning Plan.

A decommissioning plan shall be submitted at the time of site plan review for all small-scale and large-scale principal use solar energy systems. The decommissioning plan shall include the following elements:

- i. **Removal Process.** The anticipated manner in which the project will be decommissioned shall be outlined, including a description of the above-grade and below-grade improvements that will be removed, retained, or restored for viable reuse on the property consistent with the zoning.
- ii. **Projected Cost.** The projected decommissioning costs for removal of the solar energy system and soil stabilization shall be provided, ~~minus the salvage value~~ in current dollars. The amount of the surety bond posted with the State of Michigan for decommissioning of panels shall be subtracted for solar energy systems located on PA 116 lands.
- iii. **Type and Amount of Performance Guarantee.** The method of ensuring that funds will be available for decommissioning and soil stabilization shall be specified (e.g., surety bond from a bonding agency rated A+ or better, irrevocable letter of credit, cash). The amount of the performance guarantee shall be equal to 125% of the projected cost.
- iv. **Periodic Review.** A review of the amount of the performance guarantee shall be conducted every five (5) years for the life of the project. The review shall consider the rate of inflation, current salvage value, and current removal costs. The review shall be subject to approval by the Planning Commission.
- v. **Amending the Decommissioning Plan.** Planning Commission approval shall be required to amend a previously approved decommissioning plan.
- vi. **Decommissioning Timeframe.** Decommissioning a solar energy system shall commence only when the soil is dry to prevent soil compaction and must be completed within twelve (12) months of abandonment. A solar energy system that has not produced electrical energy for twelve (12) consecutive months shall prompt an abandonment hearing.

9. Site Plan Review Requirements.

Small-scale and large-scale principal use solar energy systems shall comply with applicable site plan review requirements in Section 29.02. In addition, the following documentation shall be submitted to demonstrate compliance with the regulations set forth herein:

- a. The site plan shall show the following, at minimum:
 - i. Locations and dimensions of all solar arrays, including setbacks and distances between arrays, total height, and height to the lowest edge above grade.
 - ii. Ancillary structures and electrical equipment, including power and communication wiring.
 - iii. Dwellings and other existing and proposed structures on the property and within 150 feet of the property lines.
 - iv. Temporary and permanent access drives, fencing locations and details, screening, and signs.
 - v. Lot lines of participating and non-participating lots.
- b. Grading and land clearing plans, showing existing and proposed topography.

- c. Plans showing proposed screening and ground cover.
- d. A decommissioning plan, pursuant to subsection 8, herein.
- e. Designation of prime farmland as defined in the U. S. Department of Agriculture, Natural Resources Conservation Service—Web Soil Survey.
- f. Designation of lands enrolled in a Farmland Development Rights Agreement under Michigan Public Act 116 of 1974.
- g. Names, contact information, and qualifications of professionals who prepared analyses submitted with the application.
- h. Upon obtaining required permits and zoning approval, but prior to the commencement of any construction, the applicant shall provide a copy of a Power Purchase Agreement or other evidence of ability to connect to the electrical grid when the project is completed.
- i. **Fire Safety.** Plans shall be submitted to the Northeast Ingham Emergency Service Authority (NIESA) for review, along with a written emergency response plan detailing the procedures, training, and equipment required to respond to fire emergencies. If specialized training or equipment is required, it shall be provided at the expense of the applicant.
- j. **Environmental Analysis.** An environmental analysis prepared by a qualified professional shall be submitted, which shall identify and assess the potential impact of the project on the natural and cultural environment, including, but not limited to, wetlands, wildlife, and fragile ecosystems. The analysis shall identify all appropriate measures to mitigate adverse environmental impacts and indicate how those measures will be implemented.

The Analysis shall demonstrate compliance with applicable sections of the Federal Endangered Species Act and Michigan's endangered species protection laws, set forth in Part 365 of the Michigan Natural Resources and Environmental Protection Act. Consultation with the U. S. Fish and Wildlife Service and Michigan Department of Natural Resources to identify listed species is required.

RR. Keeping of Farm Animals on Non-Farm Parcels or Lots

1. Introduction.

Certain farm animals may be kept on non-farm parcels or lots as an accessory to a principal permitted single family residential use, subject to the regulations in this section.

The regulations in this subsection apply to the keeping of farm animals *on non-farm parcels*, except where the keeping of farm animals is permitted on a farm that complies with the Michigan Right to Farm Act and the Generally Accepted Agricultural and Management Practices (GAAMPs). The regulations in this subsection also shall not apply to the keeping of horses in a stable or riding arena, pursuant to Section 8.02(AA).

Williamstown Township recognizes the many benefits of locally grown and produced agricultural products. The adoption of these regulations is intended to legalize, but more importantly, encourage residents to raise small farm animals in a responsible manner.

These regulations are further intended to complement the sensible agricultural practices taught by the Future Farmers of America (FFA), 4-H, and similar organizations. Notwithstanding the requirements set forth herein, animals that are part of a documented FFA or 4-H program may be kept on non-farm parcels or lots, provided that a minimum parcel or lot size of two (2) acres shall be required for animals exceeding 175 pounds.

Existing facilities regulated by these regulations are subject to the nonconforming use provisions in Article 3.00 of the Zoning Ordinance, provided that the facilities comply with the sanitary and nuisance requirements in item 5, following.

2. Purpose

The regulations in this subsection are intended to establish the conditions under which certain farm animals may be kept in semi-urban residential areas of Williamstown Township. Some residents on non-farm parcels or lots wish to raise their own food because of a desire for healthier dietary practices, community sustainability and resilience, and greater access to safe and healthy food options. Concerns about disease and pestilence exist when farm animals and people live in proximity. Nuisance concerns also exist, due to odors, noises, and other impacts associated with farm animals. The regulations in this subsection are intended to address these concerns, allow agriculture on residential parcels and lots, and minimize social conflict and public health impacts.

3. Private, Non-Commercial Use

Livestock and poultry kept and maintained under this subsection shall be for private, non-commercial use only.

4. Definitions

For the purposes of this subsection, the following definitions shall apply:

- a. **Poultry.** Domesticated fowl collectively, especially those valued for their meat and eggs, such as chickens, turkeys, ducks, geese, and guinea fowl.
- b. **Small Farm Animal.** A domesticated animal that is kept for the purpose of a farm product or service to humans and does not exceed a mature weight of 175 pounds. Small farm animals include, but are not limited to goats, miniature pigs, sheep, and rabbits.

5. Sanitary Requirements; Nuisances

It is unlawful and shall be considered a nuisance for any person to keep or maintain, or allow to be kept or maintained, upon any premises owned, controlled, or occupied by the person, any livestock or poultry that are in foul, obnoxious, malodorous, or filthy conditions or that may become detrimental to the public health, safety and welfare. All places where livestock and poultry are kept shall be maintained in sanitary condition and shall be cleaned as often as necessary to avoid being a nuisance.

6. Zoning Permit Required

A person intending to keep any of the farm animals cited in this subsection RR on a non-farm parcel or lot shall obtain a zoning permit from the Township prior to acquiring the animals. By signing the permit application, the applicant attests that he/she will abide by all the regulations contained herein for as long as the farm animals are kept. Enforcement related to a permit shall be predicated on a finding that there has been a specific violation of these regulations or that keeping of farm animals has created a nuisance. A zoning permit for the keeping of farm animals shall not be transferrable from one property owner to another.

7. Applicability of Private Restrictions

Notwithstanding the regulations set forth in this subsection, private restrictions on the use of property for keeping of farm animals shall remain enforceable. Private restrictions include, but are not limited to, deed restrictions, restrictions in condominium master deeds and bylaws, subdivision association bylaws, and covenant deeds. The interpretation and enforcement of private restrictions is the sole responsibility of the private parties involved.

8. Poultry

The keeping of poultry is permitted, subject to the following regulations:

- a. **Gender.** Only female poultry (hens) shall be kept on non-farm parcels or lots. For example, keeping of mature roosters is prohibited.
- b. **Number of Hens.** The following chart indicates the maximum number of hens permitted on a parcel or lot:

Size of Parcel or Lot	Maximum Number of Hens
Less than ½ acre	6
½ acre to 1 acre	12
Each additional ½ acre	Up to 6

c. **Location and Setbacks.**

- i. In the R-1, R-1-S, and RR districts, facilities and structures related to the keeping of poultry shall be located to the rear of the residence.
- ii. Coops and pens in all districts shall comply with the following setbacks:

- Coops and pens shall comply with the minimum front yard setback requirements for principal structures specified in the Schedule of Regulations, Section 28.02.
 - Coops and pens shall be set back a minimum of thirty (30) feet from side and rear property lines.
 - Coops and pens shall be set back a minimum of fifty (50) feet from any building on an adjacent property used as a dwelling.
 - Coops and pens shall be set back a minimum of twenty (20) feet from the applicant's residence.
- iii. Manure storage facilities shall be located to the rear of the residence and set back a minimum of fifty (50) feet from all property lines.
- d. **Coop and Pen Design.** A **coop** (also called a henhouse) is a completely enclosed structure that provides shelter for chickens or other poultry. A **pen** is a fenced enclosure, typically attached to the coop, that is mostly open to the elements, that allows the chickens or other poultry to leave the coop while remaining in a predator safe environment. The coop and pen shall comply with the following specifications:
- i. Materials. Coops and pens must be constructed of durable, weather-resistant materials. The use of corrugated metal or fiberglass, sheet metal, plastic tarps, scrap lumber, or similar materials that would detract from the appearance of the property and neighborhood shall be prohibited.
 - ii. Elevation of Structures. The coop shall be designed to prevent rodents or other animals from being harbored underneath, inside, or within the walls of the structure. One method of achieving this is by elevating the coop at least eighteen (18) inches above grade.
 - iii. Coop Features. Coops shall have a roof and doors that can be tightly secured. They shall be readily accessible for cleaning. They shall be properly ventilated and have adequate sunlight.
 - iv. Coop and Pen Size. Each bird must have a minimum of three (3) square feet of space in the coop and ten (10) square feet in the pen.
 - v. Pen Height. If the pen is not covered, then it must be at least forty-two (42) inches in height and the birds' wings must be clipped to prevent them from leaving the pen.
 - vi. Cleaning Requirements. Coops and pens shall be cleaned regularly to prevent accumulation of food, fecal matter, and nesting material that would create a nuisance or unsanitary conditions due to odor, vermin, debris, or decay.
- e. **Additional Regulations.**
- i. Feed Storage. Feed shall be stored in sealable containers to prevent access by rodents or other animals.
 - ii. Containment. Poultry shall be always kept inside a pen and must be shut in their coop from sunset to sunrise.
 - iii. Sales. Selling of poultry on-site is prohibited.
 - iv. Slaughtering. Slaughtering of poultry shall be conducted in a fully enclosed building.
 - v. Removal of Dead Poultry. Dead poultry and waste eggs shall be promptly bagged and disposed of.
 - vi. Manure Storage and Removal. Stored manure shall be placed in a fully enclosed container. No more than three (3) cubic feet of manure shall be stored. All other manure not used for composting or fertilizing shall be removed from the site.
9. Small Farm Animals (other than poultry)
The keeping of small farm animals on non-farm parcels or lots is permitted, subject to the following regulations:
- a. **Non-commercial Use.** The keeping of small farm animals on non-farm parcels or lots shall be for non-commercial use only. Consequently, milk producing, cheese producing, yogurt making, soap making, baby formula making, or fertilizer production for commercial use or sale is prohibited.

- b. **Minimum Open Space.** Except for rabbits, a minimum of one (1) acre of open space or pasture is required to keep any small farm animals.
- c. **Number of Small Farm Animals.** No more than six (6) small farm animals shall be permitted per acre of open space or pasture, except that up to ten (10) rabbits of breeding age shall be permitted per acre. Additional small farm animals are permitted for weaning under subitem d, Breeding. No fewer than two (2) goats shall be kept on a parcel or lot.
- d. **Breeding.** Small farm animals may be bred if all the following conditions are met:
- i. Time Limits. Young animals shall be kept for no more than sixty (60) days after birth to allow for weaning from the mother.
 - ii. Reduction in Number. Small farm animals exceeding the number allowed in subitem c may not be kept more than sixty (60) days after the day they are born.
 - iii. Buckling Goats. Buckling goats shall be separated from female goats six (6) weeks after birth. Any buckling being permanently retained shall be made a wether (a castrated male goat) and dehorned in no more than seven (7) weeks after birth.
- e. **Location and Setbacks.**
- i. In the R-1, R-1-S, and RR districts, facilities and structures related to the keeping of small farm animals shall be located to the rear of the residence.
 - ii. Shelters and pens in all districts shall comply with the following setbacks:
 - Shelters and pens shall comply with the minimum front yard setback requirements for principal structures specified in the Schedule of Regulations, Section 28.02.
 - Shelters and pens shall be set back a minimum of thirty (30) feet from side and rear property lines.
 - Shelters and pens shall be set back a minimum of fifty (50) feet from any building on an adjacent property used as a dwelling.
 - Shelters and pens shall be set back a minimum of twenty (20) feet from the applicant's residence.
 - iii. Manure storage facilities shall be located to the rear of the residence and set back a minimum of fifty (50) feet from all property lines.
- f. **Shelter and Pen Design.** A **shelter** is an enclosed structure that provides protection for the small farm animals from the elements and predators. A **pen** is a fenced outdoor enclosure, typically attached to the shelter, that allows the small farm animals to leave the shelter while remaining in a predator safe environment. The shelter and pen shall comply with the following specifications:
- i. Materials. Shelters and pens must be constructed of durable, weather-resistant materials. The use of corrugated metal or fiberglass, sheet metal, plastic tarps, scrap lumber, or similar materials that would detract from the appearance of the property shall be prohibited.
 - ii. Shelter Features. Shelters shall have a solid roof and shall be designed to secure the animals. They shall be readily accessible for cleaning.
 - iii. Shelter and Pen Size. Shelters and pens shall comply with the size requirements in the following chart:

	Shelter Size (per animal)	Pen Size (per animal)
Goat	Doe and kid: 18 sq. ft.; Wether: 15 sq. ft.	250 sq. ft.
Pig	Market pig: 9.1 sq. ft.; Sow with litter: 35 sq. ft.	250 sq. ft.
Sheep	Market lamb, 45-65 lbs.: 7.5 sq. ft.;	250 sq. ft.

	Shelter Size (per animal)	Pen Size (per animal)
	65-90 lbs.: 9 sq. ft.; 91-110 lbs.: 11 sq. ft.; Ewe: 14-20 sq. ft.	
Rabbit	Small breed: 1.5 sq. ft.; Large breed: 5.0 sq. ft.	Not applicable

- iv. Pen Features. The pen must be constructed in a way to prevent animals from getting out. The pen must be accessible by the animals from their shelter when they are not secured in the shelter.
- v. Cleaning Requirements. Shelters and pens shall be cleaned regularly to prevent accumulation of food and fecal matter, that would create a nuisance or unsanitary conditions due to odor, vermin, debris, or decay.
- vi. Prohibited Containment. Small farm animals may not be kept in a residence, porch, or attached garage.

g. **Additional Regulations.**

- i. Male Goats (Bucks). No male goats, also called bucks, shall be kept.
- ii. Hay and Grain Storage. Hay shall be stored to prevent mold or excess moisture in the hay. Grain shall be stored in sealable containers to prevent access by rodents or other animals.
- iii. Containment. Animals shall be kept inside a pen at all times and must be kept in their shelter from sunset to sunrise.
- iv. Slaughtering. Slaughtering of small farm animals is prohibited on non-farm parcels, except in the following instances:
 - a. where slaughtering on-site is required by a legitimate, verifiable religious practice, in which case the slaughtering shall be conducted in a fully enclosed building, or
 - b. where slaughtering on-site is required to alleviate the suffering of an injured animal.
- v. Manure Storage and Removal. Stored manure shall be placed in a fully enclosed container. No more than three (3) cubic feet of manure shall be stored. All other manure not used for composting or fertilizing shall be removed from the site.
- vi. Removal of Dead Animals. Dead animals shall be disposed of within twenty-four hours after death, following procedures cited in the Bodies of Dead Animals Act, Michigan Public Act 239 of 1982, as amended.

10. **Bees**

The keeping of bees is permitted, subject to the following regulations:

- a. **Hives**. Honeybee colonies shall be kept in hives with removable combs that are capable of being inspected.
- b. **Hive Density**. The following chart indicates the maximum permitted density of honeybee colonies relative to parcel or lot size:

Size of Parcel or Lot	Number of Colonies Permitted
Up to ¼ acre	2
More than ¼ acre, less than ½ acre	4
More than ½ acre, less than ¾ acre	6
1 acre or more	**

**On parcels or lots larger than one acre there is no limit on the number of colonies if either of the following conditions exist:

- All hives are situated at least fifty (50) feet in any direction from all property lines of the parcel or lot.

- All adjoining property within a one hundred (100) foot radius of any hive is undeveloped (has no structures or facilities for human use or occupancy).
- c. **Hive Location.** Hives shall comply with the following location requirements:
- i. Minimum Setback. Hives are not permitted within thirty (30) feet of any lot line and occupied buildings.
 - ii. General Location Requirements. Hives shall be located in a quiet area of the lot or parcel, away from roads, sidewalks, and public rights-of-way.
 - iii. Flyway Barrier. When placing hives on lots less than an acre in size or in locations within two hundred (200) feet of the developed portion of any property, a solid fence, wall, or dense vegetative barrier shall be erected to prevent a direct line of flight from the hives into neighboring properties. The barrier shall start at the ground, be a minimum of six (6) feet in height and shall extend beyond the direct line of sight from the entrance of the hive to the neighboring property.
 - iv. Hive Entrance. Hive entrances shall be oriented so that bees fly across the beekeeper's property.
- d. **Provision of Water.** Where adequate fresh water from a nearby pond or stream is not available, a water source shall be provided that will be available throughout the active flight season, so that the bees do not fix on neighborhood swimming pools, bird baths, or pet water sources.
- e. **Beekeeper's Responsibilities.** If a hive becomes defensive or exhibits unusually aggressive characteristics, the beekeeper shall determine the cause and requeen with gentle stock if necessary. Beekeepers should perform hive manipulations when neighbors are not working or relaxing outdoors. Hive manipulations shall be performed as quickly as possible, with minimum disturbance to the bees. Extended hive manipulations, particularly removing honey, should be planned to accommodate neighbors' outdoor activities.

SS. Event Barns

1. Site Plan and Special Land Use Approval.
 - a. Event Barns shall require site plan and special land use review and approval, pursuant to Sections 29.02 and 29.03.
 - b. The initial special land use approval shall be limited to one (1) year. Following the initial year of operation, the applicant may apply to the Township Board for continuation of special land use approval for an additional three (3) year period. The Township Board may grant approval for an additional three (3) years if it finds that the Event Barn is in full compliance with all Ordinance requirements. In considering the request for approval, the Township Board shall also consider complaints about the Event Barn received at the Township Hall or by the Meridian Township Police.

If the initial year of operation is completed to the satisfaction of the Township Board such that the Township Board approves continuation of special land use approval, then the applicant may request an increase in the permitted frequency of events (see item 22, following).

Following the fourth year of operation, the applicant may apply to the Township Board for ongoing special land use approval, provided that the Event Barn remains in full compliance with all Ordinance requirements and that there are no unresolved complaints about the Event Barn.
2. Health Department Approval. The septic system, water supply well, and kitchen facilities shall be subject to approval by the Ingham County Health Department prior to final Township approval.
3. Emergency Service Agencies Approvals. NIESA inspection and approval shall be required prior to final Township approval, pursuant to the current adopted Fire Code. NIESA shall be requested to establish a maximum occupancy load for the facility, determine if the facility must be sprinkled, and approve the fire access route to the Event Barn and within the site. Emergency access routes shall be durable all-season driveways that remain unobstructed during events.

Event Barns shall also be subject to review and approval by the Meridian Township Police.

4. Building Official Approval. All buildings and improvements shall be subject to inspection by the Williamstown Township Building Official. Event Barns shall comply with the regulations in the current adopted Michigan Building Code covering Assembly Group A, including but not limited to the regulations dealing with egress in Section 1029 of the Building Code. Following approval of a site plan for an Event Barn, the applicant shall apply for a building permit, pursuant to Section 29.02(D)(8) of the Zoning Ordinance.
5. General Public Excluded. Food service and other Event Barn facilities shall be made available only to patrons of scheduled events; such facilities shall not be open to the general public. This regulation is not intended to prevent agricultural tourism operations and sale of farm products to the general public, which may be permitted under Section 8.02(OO) of the Zoning Ordinance.
6. Number of Event Barns. No more than one (1) Event Barn shall be permitted per parcel.
7. Minimum Lot Area. Event Barns shall not be permitted on parcels that are less than forty (40) acres in size.
8. Transportation and Access. Event Barns shall have access to a paved County primary road or to Grand River Avenue (M-43). Event Barns that have access to Grand River Avenue (M-43) shall require approval by the Michigan Department of Transportation (MDOT). Event Barns that have access to County primary roads shall require approval by the Ingham County Road Department (ICRD). Driveways for ingress and egress shall also be subject to review and approval by the Planning Commission and the Northeast Ingham Emergency Services Authority (NIESA).

A Transportation Impact Analysis (TIA) shall be required prior to the approval of any Event Barn. The TIA shall be prepared by a traffic or transportation engineer who has a minimum of three (3) years of experience preparing TIAs. The TIA shall be based on accepted engineering standards and methods established by the Institute of Transportation Engineers, Michigan Department of Transportation, and Ingham County Road Department. The TIA shall contain the following elements, at minimum:

- a. Description of the project.
 - b. Existing traffic conditions within the impact area of the project, such as, but not necessarily limited to the number of lanes and right-of-way of each road impacted by the project, a.m. and p.m. peak traffic counts, Average Daily Traffic (ADT) counts, and accident history within five hundred (500) feet of the site.
 - c. Projections, using maps and narrative to estimate the impact of the proposed project on traffic.
 - d. Analysis of data collected, including at minimum:
 - i. Analysis of the impact of the projected traffic on the capacity of roads serving the Event Barn.
 - ii. A gap study to analyze the frequency and duration of gaps in the flow of traffic.
 - iii. Maps and narrative to analyze access (location and design of proposed access driveways, sight distance limitations, distance to existing adjacent driveways and intersections, etc.).
 - e. Mitigation measures needed to accommodate the projected traffic generated by the Event Barn.
9. Parking. One (1) off-street parking space shall be provided per three (3) people, based on the occupancy load of the building. Parking areas shall comply with the following setbacks:

Minimum setback from road right-of-way	75 ft.
Minimum setback from side or rear property lines	100 ft.

Parking in the road or road right-of-way is prohibited.

Parking shall comply with applicable requirements in Section 4.01 of the Zoning Ordinance. However, the Planning Commission may waive the requirement for parking lot paving, upon making the determination that a gravel surface will be adequate to handle the anticipated level of traffic. In making such a determination, the Planning Commission shall consider the types of vehicles anticipated (e.g., volume of bus traffic, size and weight of vehicles, etc.). If paving is not required, then the site plan shall include a commitment to provide dust control. All parking areas shall be clearly defined by gravel, wheel stops, fences, and/or other visible markings.

Compliance with the barrier-free parking requirements in Section 4.01(C)(6) shall be required. Barrier-free spaces and side aisles shall be paved, even if the remainder of the parking is gravel surfaced.

10. Overnight Use. Overnight accommodations and parking are prohibited.

11. Alcoholic Beverages. Alcoholic beverages may be served for on-premises consumption during scheduled events, but only if the alcoholic beverages are sold pursuant to properly obtained license(s) from the Michigan Liquor Control Commission and sold in a manner compliant with the MLCC's rules and regulations.

The person(s) responsible for serving the alcoholic beverages shall be identified. A copy of the MLCC license(s) shall be submitted to the Township prior to any event at which alcohol will be served.

12. Building Design. Any new building constructed to be used as an Event Barn shall emulate the architectural features of an historic agricultural building, as described in the Michigan Barn and Farmstead Survey Manual published by Michigan State University. For example, appropriate Event Barn roof shapes include gable, gambrel, gothic, ogee, round, monitor, and hip. Typical accessory barn features include cupolas, dormers, lightning rods, ventilators, and weathervanes. The architectural design of any ancillary buildings shall emulate the architecture of the main building.
13. Screening and Landscaping. Event Barns shall comply with the screening and landscaping requirements for Non-Residential Uses in a Residential or Agricultural District (Section 5.03 (C)). Generally, required screening shall be located along the property line (rather than next to the Event Barn). The Planning Commission and Township Board may require additional landscaping, beyond the requirements in Section 5.03(C), to achieve adequate screening and to mitigate potential impacts on surrounding properties and on the visual character of adjacent public road corridors. Plantings and berms shall be laid out to shield vehicle lights from shining on adjacent residences.
14. Setbacks. Event Barns, including outdoor gathering areas, shall comply with the following setback requirements:
- | | |
|--|---------|
| Minimum setback from road right-of-way | 75 ft. |
| Minimum setback from side or rear property lines | 300 ft. |
15. Lighting. Parking areas, sidewalks, and outdoor areas used after dark shall be adequately lit. Exterior lighting shall comply with the requirements in Section 2.12. Exterior lighting must be turned off at the conclusion of the event, except where needed for clean-up or tear down after the event.
16. Hours of Operation. Events shall not start before 9:00 a.m. or extend beyond 9:00 p.m. Set-up operations shall be completed within these hours but tear down operations may extend to 10:00 p.m.
17. Noise and Other Nuisances. Event Barn activities shall comply with the requirements in the Blight Control Ordinance and the Performance Standards in Article 9 of the Zoning Ordinance with respect to noise and other nuisances. Amplified music and voice are permitted indoors only, provided that the level of sound emitted from the Event Barn does not exceed normal conversation when measured at or within the property boundary of the receiving district, i.e., 55 dBA.
18. Signs. Signs shall comply with the requirements for agricultural seasonal events in the table in Section 7.05(C).
19. Residential Dwelling Requirement. An Event Barn shall be permitted on a parcel only if the parcel is also occupied by an owner-occupied residential dwelling, which is occupied as a principal residence by the title holder, including the entire time that the Event Barn is in operation.
20. Attendance Limits. Event Barns shall limit attendance at any wedding or other event to 150 people, not including staff and vendors.
21. Permitted Frequency and Duration of Events. An Event Barn shall hold no more than two (2) events per month and no more than one (1) event per week. No event shall last longer than one (1) day. The proprietor of the Event Barn shall maintain a log of events held for review by the Township. The log shall record date and purpose of the event, number of attendees, and whether alcohol was served.
22. Minimum Open Space. A minimum of thirty-three percent (33%) of any parcel occupied by an Event Barn shall be reserved as undeveloped open space or farmland, which shall comply with the following requirements:
- Exclusions. Reserved open space shall not include the area of any public road or road right-of-way, the area of any easement providing access to the site, the area of any outdoor gathering area, the area of any conventional storm water retention or detention basin, and any area used for off-street parking.
 - Open Space Objectives. Open space shall be located on the site to meet the following objectives:

- i. To preserve distinctive natural features, wooded areas, and rural features.
 - ii. To preserve farmlands.
 - iii. To minimize impact on wetlands, streams, and other sensitive environmental features.
 - c. Reservation of Open Space. Required open space shall be permanently protected by the property owner with a recordable instrument that assures that the open space will remain undeveloped or will be farmed for the entire time that the Event Barn is in operation. This can be accomplished, by way of example, through a deed restriction, or an irrevocable conveyance, such as a conservation easement or restrictive covenant that runs with the land, whereby development rights are conveyed to a land conservation organization or other public body. Evidence that this document has been recorded with the Ingham County Register of Deeds shall be provided to the Township prior to issuance of any permits to commence construction.
23. Performance Guarantee and Cost Recovery. To ensure compliance with the requirements in this subsection RR and any conditions of approval, the Planning Commission or Township Board shall require that a performance guarantee be deposited with the Township, pursuant to Section 2.18 of the Zoning Ordinance.

The owner of the Event Barn shall be liable for the expense of police or other enforcement action by Township-authorized personnel when there is a documented violation of this Ordinance. The "expense of police or other enforcement action" means the direct and reasonable costs incurred by Williamstown Township when personnel acting on behalf of the Township respond to the violation. These costs include all salaries and wages of personnel responding to the violation, all salaries and wages of personnel engaged in investigation and report preparation, and all costs related to any prosecution of the person causing the violation.
24. Additional Site Plan and Special Land Use Requirements. In addition to the information required in Sections 29.02 and 29.03 for site plan and special land use review, the following information shall be included with an Event Barn application:
 - a. The planned frequency of events and the maximum number of attendees to be accommodated at any single event.
 - b. Months of operation.
 - c. Delineation of all portions of the parcel to be part of the Event Barn operation, including parking areas and outdoor gathering and activity areas.
 - d. Food preparation facilities that are to be part of the Event Barn.
 - e. Delineation on the site plan of permanently protected open space, pursuant to the preceding subsection 23.

TT. Energy Storage Facilities

1. Findings and Purpose.

Energy storage facilities improve the way that electricity is generated, delivered, and consumed. In particular, battery energy storage systems can perform the following key functions:

 - Provide the flexibility needed to increase the level of variable solar and wind energy that can be accommodated on the grid.
 - Provide back-up power during emergencies like blackouts from storms, equipment failures, or accidents.
 - Lower costs by storing energy when the price of electricity is low and discharging that energy back onto the grid during peak demand.
 - Balance power supply and demand instantaneously, which makes the grid more reliable, resilient, efficient, and cleaner.

The purpose of this subsection is to provide regulations that will permit the safe placement and use of energy storage facilities in Williamstown Township to support the electrical grid that serves the residents of the Township.
2. Definition.

The following term, when used in this subsection, shall have the meaning ascribed to it, except where the context clearly indicates a different meaning:

Energy Storage Facility: A system that absorbs, stores, and discharges electricity. Energy storage facility does not include either of the following:

- a. Fossil fuel storage.
- b. Power-to-gas storage that directly uses fossil fuel inputs.

3. Energy Storage Facility Regulations.

Energy storage facilities deployed as part of a solar or wind energy project or as part of a utility substation or transmission system shall be subject to the following regulations:

- a. **Compliance with NFPA 855.** Energy storage facilities shall comply with the most current version of NFPA 855 "Standard for the Installation of Stationary Energy Storage Systems."
- b. **Permitted Zoning Districts.** Energy storage facilities shall be permitted only in the following zoning districts: AG-C, Commercial Agricultural, AG-SF, Agricultural-Small Farms, and GD, Green Zone Planned Development District.
- c. **Permitted Height.** Energy storage systems shall not exceed fifteen (15) feet in height.
- d. **Required Setbacks.** No part of a energy storage facility shall be located closer than seventy-five (75) feet to a front, side, or rear lot line or road right-of-way line.
- e. **Fencing.** Notwithstanding the requirements in Section 6.02, if required by the National Electrical Code, energy storage facility shall be enclosed by a seven (7) foot high fence to restrict unauthorized access. Barbed wire is prohibited. Fencing is not subject to setback requirements, provided that screening requirements can be met.
- f. **Screening.** Evergreen landscaping shall be provided to screen energy storage facilities from the road and from adjacent residential land uses. Screening shall comply with the requirements in Section 5.02(E). Any required screening shall be planted outside of the perimeter fencing. Required screening shall be maintained on an ongoing basis pursuant to Section 5.05(F).
- g. **Visual Characteristics.** The exterior of energy storage facilities shall be finished in a non-reflective matte finish with a white or off-white color.
- h. **Wiring.** Power and communication lines serving the energy storage facility shall be buried underground.
- i. **Lighting.** Light fixtures shall comply with the requirements in Section 2.12.
- j. **Sign.** A two (2) square foot sign shall be posted at the entrance(s) to the facility, which shall be kept up to date with the following information:
 - i. The owner's name and operator's name.
 - ii. Emergency contact numbers (more than one).
 - iii. Warning of high voltage associated with the energy storage facility.
- k. **Sound Requirements.** The audible sound from an energy storage facility shall not exceed 45 dBA L_{den} measured at the closest property line.
- l. **Maintenance Plan.** At the time of site plan review, the applicant shall present a detailed plan for maintenance of the facility, including equipment, landscaping, and ground cover maintenance.
- m. **Fire Safety Plans and Training.** Plans shall be submitted to the Northeast Ingham Emergency Service Authority (NIESA) for review, along with a written emergency response plan detailing the procedures,

training, and equipment required to respond to fire emergencies. If specialized training or equipment is required, it shall be provided at the expense of the applicant.

- n. **Decommissioning Plan.** A decommissioning plan shall be submitted at the time of site plan review. The decommissioning plan shall include the following elements:
- i. **Removal Process.** The anticipated manner in which the project will be decommissioned shall be outlined, including a description of the above-grade and below-grade improvements that will be removed, retained, or restored for viable reuse on the property consistent with the zoning.
 - ii. **Projected Cost.** The projected decommissioning costs for removal of the energy storage facility and soil stabilization shall be provided, in current dollars.
 - iii. **Type and Amount of Performance Guarantee.** The method of ensuring that funds will be available for decommissioning and soil stabilization shall be specified (e.g., surety bond from a bonding agency rated A+ or better, irrevocable letter of credit, cash). The amount of the performance guarantee shall be equal to 125% of the projected cost.
 - iv. **Periodic Review.** A review of the amount of the performance guarantee shall be conducted every five (5) years for the life of the project. The review shall consider the rate of inflation and current removal costs. The review shall be subject to approval by the Planning Commission.
 - v. **Amending the Decommissioning Plan.** Planning Commission approval shall be required to amend a previously approved decommissioning plan.
 - vi. **Decommissioning Timeframe.** Decommissioning of an energy storage facility shall be completed within twelve (12) months of abandonment. An energy storage facility that has not been in use for twelve (12) consecutive months shall prompt an abandonment hearing.
- o. **Energy Storage Facilities under Michigan Public Act 233 of 2023.** On or after November 29, 2024, once Public Act 233 of 2023 is in effect, the following provisions apply to Energy Storage Facilities with a nameplate capacity of 50 megawatts or more and an energy discharge capability of 200 megawatt hours or more. To the extent these provisions conflict with the provisions in subsections a through n, above (regulating Energy Storage Facilities), the provisions below control as to such Energy Storage Facilities. All provisions in subsections a through n, above, that do not conflict with this subsection remain in full force and effect. This subsection does not apply if Public Act 233 of 2023 is repealed, enjoined, or otherwise not in effect, and does not apply to Energy Storage Facilities with a nameplate capacity of less than 50 megawatts and an energy discharge capability of less than 200 megawatt hours.
- i. **Setbacks.** Energy Storage Facilities shall comply with the following minimum setback requirements, with setback distances measured from the nearest edge of the perimeter fencing of the facility:

Setback Description	Minimum Setback Distance
Occupied community buildings and dwellings on nonparticipating properties	300 feet from the nearest point on the outer wall
Public road right-of-way	50 feet measured from the nearest edge of a public road right-of-way
Nonparticipating parcels	50 feet measured from the nearest shared property line

- ii. **NFPA 855.** The Energy Storage Facility shall comply with the version of NFPA 855 “Standard for Installation of Stationary Energy Storage Systems” in effect on the effective date of the amendatory Public Act that added this section, or any applicable successor standard adopted by the Michigan Public Service Commission as reasonable and consistent with the purposes of this subdivision.

- iii. **Noise.** The Energy Storage Facility shall not generate a maximum sound in excess of fifty-five (55) average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.
 - iv. **Lighting.** The Energy Storage Facility shall implement dark sky friendly lighting solutions.
 - v. **Host Community Agreement.** The applicant shall enter into a host community agreement with the Township. The host community agreement shall require that, upon commencement of any operation, the Energy Storage Facility owner must pay the Township \$2,000.00 per megawatt of nameplate capacity. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the local unit and the applicant.
4. **Review and Approval Requirements.** An energy storage facility that is deployed as part of a solar or wind energy project or as part of a utility substation or transmission system shall be considered accessory to the solar or wind energy project, utility substation, or transmission system of which it is a part. Consequently, the review and approval of the energy storage facility shall occur simultaneously with the site plan and special land use review processes required for the principal solar or wind energy project, utility substation, or transmission system project.

In the event that an energy storage facility is proposed independent of a principal solar or wind energy project, utility substation, or transmission system project, then site plan and special land use review shall be required, pursuant to Section 29.02 and 29.03. Additional permits from county or state agencies may be required, including but not limited to the Ingham County Road Department and the Ingham County Drain Commissioner.

Section 8.03 -- Site Development Standards for Residential Uses

A. Accessory Dwelling Units

1. **Findings and Purpose.** The housing stock in Williamstown Township is heavily weighted toward the needs of families with children. Older residents, single parents, young home seekers, and renters have limited choices. There is clearly a need to increase the diversity and supply of housing. Accessory Dwelling Units can help address this need by providing homeowners with the opportunity to provide an additional dwelling unit on their lots, either attached to the primary dwelling unit or as a freestanding dwelling unit.

By allowing Accessory Dwelling Units, the supply of more affordable housing will increase in the Township. Family members and others who wish to provide care and support for someone in a semi-independent living situation will also benefit from the ability to construct an Accessory Dwelling Unit.
2. **Definitions.** See definition of "Accessory Dwelling Unit" in Section 1.03.
3. **Zoning Districts in which Accessory Dwelling Units Are Permitted.** Accessory Dwelling Units are permitted in the R-1, R-1-S, RR, RE, AG-SF, and AG-C districts, subject to compliance with the regulations herein and approval by the Building Official. Accessory Dwelling Units are also permitted in Planned Development districts, subject to compliance with the regulations herein, approval by the Building Official, and appropriate amendments to the Planned Development Agreement.
4. **Regulations.**
 - a. **Number.** Only one (1) Accessory Dwelling Unit shall be permitted as accessory to a single-family dwelling unit.
 - b. **Size.** An Accessory Dwelling Unit shall not be larger than fifty percent (50%) of the square footage of the primary single-family detached dwelling unit (with garage space not included in the calculations). In no case shall the Accessory Dwelling Unit have more than one thousand two hundred (1,200) square feet of usable floor area, or less than three hundred (300) square feet of usable floor area.
 - c. **Owner-Occupancy Required.** The primary single-family dwelling unit or Accessory Dwelling Unit shall be the principal place of residence for the homeowner.

- d. *Parking.* Parking shall comply with the requirements in Section 4.01, except that one (1) additional parking space beyond those required for the single-family dwelling unit, is required for the Accessory Dwelling Unit. Newly created parking shall make use of existing curb cuts, when possible.
- e. *Minimum Lot Requirements.* Unless expressly stated, all Accessory Dwelling Units shall comply with the requirements that apply to the principal single-family dwelling unit in the zoning district in which the Accessory Dwelling Unit is located (e. g., setbacks, building height, lot coverage requirements). The primary dwelling unit shall be located on a lot that complies with the minimum area requirements of the zoning district.
- f. *Recreational Vehicles.* Use of a recreational vehicle or travel trailer as an Accessory Dwelling Unit is prohibited.
- g. *Design.*
 - i. The Accessory Dwelling Unit shall be designed so that its appearance and scale are compatible with the primary single-family dwelling unit. If a Detached Accessory Dwelling Unit is proposed, the property must retain a single-family appearance from the road.
 - ii. Internal and Attached Accessory Dwelling Units shall not have a front entrance visible from the front yard, other than the entrance that serves the primary single-family dwelling unit.
 - iii. Newly constructed Detached Accessory Dwelling Units shall be located behind the front building line of the primary single-family dwelling unit.
- h. *Sale of an Accessory Dwelling Unit.* An Accessory Dwelling Unit may not be sold as a separate piece of property or as a condominium unit.

B. Multiple Family and Single Family Attached Housing Requirements

The following site development standards shall apply to attached housing developments, including development in the RM-1, Multiple Family Residential Districts:

1. Permitted Density.
 - a. *Basic Formula.* The permitted density of development in multiple family districts shall be based on the total number of rooms (excluding kitchen, dining, and bathrooms), in accordance with the following formula:

RM-1 District: The maximum number of rooms permitted shall be equal to the area of the parcel in square feet divided by 1,200.
 - b. *Minimum Room Requirements.* All units in the RM-1 district shall have at least one (1) living room and one (1) bedroom, and no more than twenty-five percent (25%) of the units may be one (1) bedroom units.
 - c. *Method of Measuring Land Area.* The computations of land area for the purposes of determining density shall not include areas occupied by road rights-of-way or easements, or subaqueous areas. The first twenty thousand (20,000) square feet of a site that is not served by an approved public sanitary sewer shall be excluded from density computations.
2. Building Design. The Township wishes to avoid the development of large apartment buildings with flat, monotonous facades that are visually unappealing and not human-scaled. The Township seeks the use of common building articulation techniques to create visual interest and a better transition between each apartment building and its surroundings. Apartment buildings will be evaluated based on the use a combination of the following techniques, at minimum:
 - a. *Modulation:* Stepping walls in (recessing them) or out (projecting) to create shadows and change direction.
 - b. *Material Variations:* Using different textures, colors, or materials to distinguish one section of the façade from another.
 - c. *Rhythm:* Creating an organized pattern of building elements, such as windows, doors, and columns, to establish a harmonious flow.
 - d. *Variation in the Roofline:* Using dormers, varying eave heights, or altering roof pitches.
 - e. *Creating a Base, Middle, and Top:* Designing multistory buildings with distinct sections so the ground level

anchors the building, the middle features the bulk, and the top caps it visually.

3. Building Spacing. The minimum distance between any two (2) buildings shall be based on the following table:

Relationship Between Buildings	Minimum Distance Between Buildings
Front to Front	70 ft.
Front to Rear	70 ft.
Rear to Rear	70 ft.
Side to Side	30 ft.
Front to Side	50 ft.
Rear to Side	50 ft.

4. Street Address. The address of each dwelling unit must be clearly posted so that the unit can be readily identified from the roadway or adjacent parking area.
5. Access and Circulation. Multiple family developments shall comply with the following requirements for access and circulation (see illustration):
- Access to Roads. RM-1 developments shall have direct access to a paved collector or arterial road. However, alternate means of access may be permitted by the Planning Commission upon finding that, due to special circumstances, substantial improvements in traffic safety could be achieved by reducing the number of driveways. Furthermore, an alternate means of access shall be permitted only if one or more of the following conditions exists:
 - The property directly across the street from the development under consideration is zoned for multiple family or non-residential use, or
 - The property directly across the street is developed with permanent uses other than single-family residences, or
 - The proposed development is in an area which, based on study by the Planning Commission, will eventually be used for purposes other than single-family use.
 - Emergency Access. All dwelling units, including those under construction, shall be readily accessible by fire and emergency vehicles from a paved public street, paved private access road, or other approved paved area. Private roads or driveways dedicated as fire lanes shall be posted with signs indicating "Fire Lane, No Parking." To facilitate emergency vehicle access, the following guidelines shall be complied with:
 - All roadways shall be paved and bi-directional allowing for both ingress and egress. A boulevard may be utilized to provide bi-directional traffic movement, provided that the median strip is a minimum of twenty-five (25) feet in width, and the width of each paved moving lane in each direction is at least fifteen (15) feet.
 - Streets with no outlet shall be terminated with a T-turnaround, designed in accordance with standards established and periodically updated by the Ingham County Road Department. Such streets with no outlet shall not exceed three hundred (300) feet in length.
 - Gatehouses and/or barricades at entrances to private roadways shall be designed so as not to impede fire and emergency vehicle access.
 - Street Dimensions. On-site streets and drives shall comply with the standards in Section 2.10(C).
6. Sidewalks. Sidewalks shall be provided within the development, located no less than five (5) feet from and parallel to access drives. Such sidewalks shall provide convenient access to community buildings and between parking areas and dwelling units. The sidewalks shall be designed and constructed in accordance with Section 2.17.
7. Parking. In addition to the requirements set forth in Article 4.00, multiple family developments shall comply with the following requirements:

- a. *Location.* Required parking shall be located in parking lots or individual driveways, and not in streets or access drives. Parking may be permitted in required side and rear yard setback areas provided that parking lots and access drives are located a minimum of ten (10) feet from any property line or public right-of-way. Parking lots and access drives shall not be located closer than twenty-five (25) feet to a wall of any residential structure which contains windows or doors, nor closer than ten (10) feet to a wall of any residential structure which does not contain openings.
 - b. *Distance from Dwelling Units.* Parking shall be located within one hundred and fifty (150) feet of the dwelling units the parking is intended to serve, measured along the sidewalk leading to the parking lot.
 - c. *Parking for Community Building.* Parking shall be provided for community buildings as specified in Article 4.00.
8. Lighting. All parking areas, building entrances, sidewalks, and ramps shall be illuminated to ensure the security of property and the safety of persons using such areas, in accordance with the requirements set forth in Section 2.12.
9. Landscaping. Multiple family developments shall be landscaped in accordance with Section 5.03(B).
10. Open Space. Open space shall be provided in any multiple family development containing eight (8) or more units. The open space shall comply with the following requirements:
 - a. *Size.* Total open space required shall be based on the number and size of units, as indicated in the following chart, provided that each development shall contain a minimum of ten thousand (10,000) square feet of open space.

Type of Unit	Open Space Required per Unit
Efficiency unit	170 sq. ft. per unit
1 bedroom unit	250 sq. ft. per unit
2 bedrooms or more	350 sq. ft. per unit

- b. *Location.* Open space shall be located conveniently in relation to the majority of dwelling units intended to be served. Swamp areas, marshy areas, and similar limited-use areas shall not be included in the required open space.
 - c. *Use of Open Space.* Uses permitted within the required open space include picnic and sitting areas, playground and park space, play equipment, tennis courts, shuffleboard courts, and similar outdoor recreation facilities.
 - d. *Phasing.* Open space improvements shall be completed in proportion to the number of units constructed in each phase.
11. *Garages and Carports.* Garages and carports shall be permitted for each unit, in accordance with the provisions for accessory uses in Section 2.03.
 12. *Antennae.* Each multiple family building shall be permitted to erect one (1) antenna, subject to the requirements in Section 2.22.

C. Open Space Preservation

Open Space Preservation developments may be approved in the R-1, R-1-S, RR, RE, AG-SF, and AG-C districts, subject to the standards and review procedures set forth herein.

1. *Purpose.* The purpose of Open Space Preservation is to preserve undeveloped land, thereby maintaining rural character and agricultural lands. The regulations in this subsection C propose to accomplish this purpose by providing for grouping of homes onto the most buildable portions of a site so that the remainder of the site can be preserved in an undeveloped state.

As used in this subsection, the term "undeveloped state" shall have the meaning given to it in Section 102(t) of the Michigan Zoning Enabling Act (P.A. 110 of 2006), which states the following:

"Undeveloped state" means a natural state preserving natural resources, natural features, or scenic or wooded conditions, agricultural use, open space, or a similar use or condition. Land in an undeveloped state does not include a golf course but may include a recreational trail, picnic area, children's play area, greenway, or linear park. Land in an undeveloped state may be, but is not required to be, dedicated to the use of the public.

2. *Applicability.* Parcels measuring twenty (20) acres or larger in the R-1, R-1-S, RR, RE, AG-SF, and AG-C districts shall be developed according to the Open Space Preservation requirements in this sub-section, unless the proprietor/developer can demonstrate to the satisfaction of the Planning Commission and Township Board that Open Space Preservation would be infeasible or ineffective. If developed as an Open Space Preservation subdivision the property shall be developed under the conditions and requirements in this sub-section, other applicable zoning regulations, and other applicable Township ordinances. The Open Space Preservation Option may be used in the R-1 district only if the subject property is served by a public sanitary sewer system.
3. *Review and Approval Process.* Proposals for Open Space Preservation development shall be reviewed following the same procedures used for conventional subdivision or condominium proposals, except that the applicant shall complete a site features inventory prior to development. The inventory shall consist of maps and written analysis which shall identify, describe and quantify the following features, at minimum: existing vegetation, topography at two-foot contour intervals, water courses, drainage patterns, wildlife habitats, roads and road rights-of-way, easements, soils (based on Natural Resources Conservation Service soils information or soil borings), EGLE-regulated wetlands, floodplains, woodlands and tree lines, rare and endangered species habitats, and any additional features uniquely affecting the site.
4. *Permitted Density.* The overall density of residential uses in an Open Space Preservation development shall not exceed the density that would be permitted if the site were developed as a conventional single family subdivision as specified in the following chart:

Zoning District	Overall Density	Maximum Number of Units Per Acre
R-1	1 unit/0.46 acres	2.17
R-1-S	1 unit/0.92 acres	1.09
RR	1 unit/2.07 acres	0.48
RE	1 unit/3.33 acres	0.30
AG-SF	1 unit/6.66 acres	0.15
AG-C	1 unit/10 acres	0.10

The permitted density shall be based on the net buildable area of the site which consists of the portions of the site that are not encumbered by regulated wetlands (except that one-quarter of the total wetlands may be counted as buildable), steep slopes, existing and proposed road rights-of-way, easements, existing structures or lots, or other existing or proposed features that would prevent construction of a building or use of the site for residential purposes.

Modifications permitted under the Open Space Preservation Option that result in reduction in land area dedicated to individual dwelling units shall be compensated for by an equivalent amount of open space, which shall be maintained and preserved in accordance with the standards specified in this subsection.

5. Dimensional Standards.

- a. **Setbacks.** Open Space Preservation developments shall comply with the following minimum yard setback requirements:

Building Setbacks

Along perimeter adjacent to public road	50 ft.
Along perimeter, but not adjacent to a road	35 ft.
Along an internal collector or local road	40 ft.
Along an internal arterial road	50 ft.
Setback from a lake, pond, stream or wetlands	60 ft.

The minimum rear and side yard setback for detached single family structures and accessory structures thereto shall be based on sound planning and design principles, taking into account the degree of compatibility between adjoining uses, sensitivity to the characteristics of the site, the need for free access for emergency vehicles, the need for adequate amounts of light and air between buildings, and the need for proper amounts of open space for the use of residents on the site.

Parking Lot Setbacks

Along perimeter adjacent to public road	50 ft.
Along perimeter, but not adjacent to a road	20 ft.
Setback from lakes, ponds, streams, and wetlands	60 ft.

Docks, retaining structures for shore protection, patios, terraces, decks, gazebos, and pathways shall be permitted within the 60-ft. waterfront/wetland setback, subject to review and approval by the Township Board, upon receiving a recommendation from the Planning Commission.

- b. **Minimum Lot Size.** Open Space Preservation developments shall comply with the following minimum lot size requirements:

Zoning District	Minimum Lot Size
R-1	9,000 sq. ft.
R-1-S	18,000 sq. ft.
RR	32,750 sq. ft.
RE	32,750 sq. ft.
AG-SF	32,750 sq. ft.
AG-C	32,750 sq. ft.

Variation from these lot size standards may be required or permitted where the Planning Commission finds that either of the following circumstances exists:

- i. A larger lot size is required to satisfy Ingham County Health Department septic system standards,

- or
- ii. A smaller lot size is required to achieve the density permitted under sub-section C.4, above.

In the absence of public sanitary sewer service and wastewater treatment, development in the R-1 and R-1-S districts shall comply with the minimum lot area requirements specified for the RR district.

- c. *Distances between Buildings.* Any detached single-family structure (or accessory structure thereto) shall be located at least thirty (30) feet from any other detached single-family structure or accessory structure.
 - d. *Floor Area and Height Standards.* Buildings in an Open Space Preservation development shall comply with the floor area and height standards for the district in which the development is located.
6. Open Space Requirements. Open Space Preservation developments shall provide and maintain open space in an undeveloped state, which shall comply with the following requirements:
- a. Open Space Preservation developments shall reserve at least forty percent (40%) of the parcel in an undeveloped state.
 - b. Open space shall be located on the parcel to meet the following objectives:
 - i. To preserve distinctive natural features, scenic or wooded conditions, and rural characteristics.
 - ii. To preserve farmlands.
 - iii. To minimize impact from development on wetlands, streams, and other sensitive environmental areas.
 - iv. To maintain open, rural character along main roads.

In addition, no more than twenty-five percent (25%) of the open space may be developed with children's play facilities, picnic facilities, trails, and similar passive recreational facilities to satisfy the needs of future residents of the development, provided that all such facilities shall be compatible in design with other open space requirements and objectives.

- c. Required open space shall not include the area of any public or private road, the area of any easement providing access to the site, the area of any commercial recreation use (such as a golf course), or the area of any stormwater retention or detention pond.
 - d. The required open space shall be set aside by the developer through an irrevocable conveyance, such as a deed restriction, conservation easement, plat dedication, restrictive covenant, or other means that runs with the land, whereby all rights to develop the land are conveyed to a land conservation organization or other public body, assuring that the open space will remain undeveloped. Such conveyance shall:
 - i. Indicate the proposed use(s) of the required open space.
 - ii. Provide for the privately-owned open space to be maintained by private property owners having an interest in the open space.
 - iii. Provide maintenance standards and a maintenance schedule.
 - iv. Provide notice of possible assessment to the private property owners by the Williamstown Township for the maintenance of the open space in the event that it is inadequately maintained and becomes a public nuisance.
 - v. After approval from the Township, the developer shall record with the Ingham County Register of Deeds to provide record notice of the restrictions to all persons having or seeking an interest in the property contained in the Open Space Preservation development. Evidence that the document has been recorded shall be provided to the Township prior to issuance of any permits to commence construction.
7. Building Location. Where feasible, Open Space Preservation developments shall comply with the following building location requirements. Modification to these locational requirements may be approved by the Township as part of the review process, upon making the determination that other building locations would be more appropriate because of topography, existing trees or vegetation, proposed grading or landscaping, or other existing or proposed site features or conditions.
- a. Buildings shall be located on the edges of fields and in wooded areas to minimize the visual impact of development. Buildings should not be located in open fields.

- b. Buildings shall not be located on the tops of ridge lines or in areas with slopes that exceed 35 percent.
 - c. Buildings shall not be located in wetlands or floodplains.
 - d. Buildings shall be set back as far back from public roads as possible so as to maintain the rural appearance of the Township from the road. This goal can also be achieved by placing buildings behind or within a woodlands or tree line that screens the buildings from the road.
8. Roads and Driveways. The amount of site disruption caused by road and driveway construction and associated grading required for construction shall be minimized in Open Space Preservation developments. Accordingly, Open Space Preservation developments shall comply with the following standards:
- a. Roads shall follow existing contours to minimize the amount of cut and fill.
 - b. Where sites include linear features, such as existing access roads, tree lines, and stone rows, roads shall follow these features to minimize the visual impact of the roads.
 - c. Roads shall not be located in open fields.
 - d. Use of shared driveways to serve up to four (4) units is permitted to minimize the amount of paving and reduce the number of curb cuts onto public roads. Shared driveways shall comply with the requirements in Section 18.02(E)(4).
9. Stormwater Management.
- a. Existing natural drainage shall be maintained to the maximum extent feasible.
 - b. Retention and detention basins, where proposed or required, shall resemble natural ponds with gradual slopes and shall be landscaped with plant material that enhances the wildlife habitat.
10. Landscaping and Lawns.
- a. Existing trees and other plant growth shall be preserved in areas where disturbance is not necessary outside of the building envelope.
 - b. Conversion of woods, meadows, and other natural features into lawns shall be avoided, except where lawn areas are a part of the open space design or serve as residential yard space.
 - c. Where landscaping is proposed, native species shall be used.
11. Existing Structures.
- a. When a parcel contains existing structures deemed to be of historic, cultural, or architectural significance (such as farm structures), and where these structures are suitable for rehabilitation, the structures shall be retained.
 - b. Adaptive reuse of existing structures for residential use or permitted accessory residential uses shall be permitted.

D. Single-Family Development Options

The following site development standards shall apply to Average Lot Size and Single-Family Attached developments:

1. Intent. The intent of these provisions is to provide limited flexibility in the regulation of single family developments for the purposes of:
- a. Providing improved living and working environments in the Township,
 - b. Preserving the natural beauty of the Township,
 - c. Promoting more economic residential designs,
 - d. Encouraging ingenuity and originality in the total site design, and
 - e. Providing adequate usable open space, tree cover, recreation areas, and scenic vistas.

These provisions shall not be used to achieve higher density development on parcels where portions cannot be

developed because of wetlands.

2. Scope of Requirements. Average Lot Size and Single-Family Attached developments may be approved in the R-1 and R-1-S districts, whether developed as conventional single-family subdivision plats or as single-family condominium projects, subject to review and approval as provided for herein.
3. Eligibility Criteria. In considering any proposal for Average Lot Size or Single Family Attached development, the Township shall make their determinations on the basis of the following criteria:
 - a. *Compatibility with Adopted Plans and Ordinances.* The proposed development shall be consistent with the general principles and objectives of the adopted Township Master Plan, the Subdivision Ordinance, and all applicable building codes.
 - b. *Compliance with Applicable Zoning Standards.* The proposed development shall comply with applicable standards of this Ordinance, except as modified in accordance with the procedures and standards in this section.
 - c. *Impact on the Township.* The proposed development shall not have a substantial or undue adverse impact upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities, and other matters affecting the public health, safety, and welfare.
 - d. *Impact on the Neighboring Property.* The proposed development shall be constructed, arranged, and operated so as not to interfere with the development and use of neighboring property.
 - e. *Design Diversity.* Diversity and originality in layout and building design shall be encouraged to achieve the best possible relationship between the development and the land.
 - f. *Impact on Residents.* Individual lots (if applicable), buildings, units, and parking areas shall be situated to avoid any adverse effects from shadows, noise, and traffic on the residents of the development.
 - g. *Impact on Natural Features.* Individual lots (if applicable), buildings, streets, and parking areas shall be designed and situated to minimize alteration of the natural features of the site which are intended to be preserved.
 - h. *Access to Open Space.* Open space intended for recreation or public use shall be easily accessible to pedestrians and shall meet the needs of the handicapped and elderly.
 - i. *Usability of Open Space.* The usability of open space which is intended for recreation or public use shall be determined by the size, shape, and topography of the site and the location requirements of the principal buildings or uses on the site.

4. Average Lot Size Requirements.

- a. *Permitted Modifications.* Lot size and lot width may be reduced below the minimum standards for the zoning district in which the development is located, in accordance with the standards specified in this section. All such reductions shall be compensated for by an equivalent amount of open space, which shall be maintained and preserved in accordance with the standards specified in this section.

In no case shall the maximum dwelling unit density standards of the zoning district in which the development is located be exceeded. Except as specified in this section, other applicable standards for the district in which the development is located shall not be modified or changed.

This requirement shall be predicated on the following base densities:

	Base Density
R-1 District	2.2 units/acre
R-1-S District	1.1 units/acre

- b. *Lot Standards.* Reduction in minimum lot size, lot width, and yard setback standards in Average Lot Size developments shall be permitted as specified in the following table provided that each lot is capable of satisfying minimum County and Township requirements with respect to septic system/sanitary waste treatment and potable water, or provided that each lot in the development is served by public sanitary

sewers and a public water system:

Zoning District	Minimum Lot Area per Unit (sq. ft)	Lot Width (ft.)
R-1	16,000	80
R-1-S	32,000	100

- c. *Open Space Requirements.* Common open space shall be permanently reserved and maintained as landscaped park or recreation space for the benefit of residents of the Average Lot Size development. The size, configuration, and location of such open space shall be subject to review and approval by the Planning Commission. Man-made stormwater retention areas shall not be counted toward required open space.

The required 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:

- i. Specify ownership of the open space,
 - ii. Provide for maintenance of the open space by the private property owners having an interest in the open space,
 - iii. Provide for maintenance standards and a maintenance schedule,
 - iv. Provide for maintenance insurance, and
 - v. Include any other specifics deemed necessary by the Planning Commission.
- d. *Review and Approval Process.* Proposals for Average Lot Size development shall be reviewed in accordance with applicable procedures for Special Land Uses, Section 29.03.
5. *Single-Family Attached Development.* Single-family attached development may be permitted in the R-1 District, subject to the following conditions:
- a. *Permitted Modifications.* Subject to review and approval procedures which follow, a mixture of two (2) to four (4) dwelling units may be attached, either through a common dwelling unit wall, a common garage wall, or an architectural feature, such as an archway, provided that the common wall of adjoining dwelling units shall not overlap by more than fifty percent (50%). However, common garage walls may overlap for their full distance on both sides.

In no case shall the maximum dwelling unit density standards of the zoning district in which the development is located be exceeded. This requirement shall be predicated on a base density of 2.2 dwelling units per acre in the R-1 District.

Modifications permitted under this option that result in reduction of land area dedicated to individual dwelling unit, shall be compensated for by an equivalent amount of open space, which shall be maintained and preserved in accordance with the standards specified in this section.

In no case shall the maximum dwelling unit density standards of the zoning district in which the development is located be exceeded. Except as specified in this section, other applicable standards for the district in which the development is located shall not be modified or changed.

- b. *Setbacks.*
 - i. The front yard setback requirements for the district in which the development is located shall be complied with on all sides of a development which abuts a public road or street.
 - ii. A 75-foot setback shall be provided along the entire perimeter of a development, except on sides which abut a public road or street.
 - iii. Dwelling units shall be set back a minimum of twenty (20) feet from the easement or right-of-way line of any private road or drive serving the development.
 - iv. The minimum distance between any two (2) building clusters shall be based on the standards in Section 8.03(B)(3).
- c. *Minimum Floor Area and Height Standards.* Dwelling units in a Single-Family Attached development shall comply with the floor area and height standards for the district in which the development is located.

- d. *Landscaping.* Single-Family Attached developments shall comply with the landscaping requirements in Section 5.03©.
- e. *Open Space Requirements.* The Township may require that common open space be permanently reserved and maintained as landscaped park or recreation space for the benefit of residents of the Single-Family Attached development. The size, configuration, and location of such open space shall be subject to review and approval by the Planning Commission.

The required 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:

- i. Specify ownership of the open space,
 - ii. Provide for maintenance of the open space by the private property owners having an interest in the open space,
 - iii. Provide for maintenance standards and a maintenance schedule,
 - iv. Provide for maintenance insurance, and
 - v. Include any other specifications deemed necessary by the Planning Commission.
- f. *Building Design.* Housing units shall be designed in a manner that is compatible with surrounding development and the natural environment. Accordingly, when a development faces or abuts a conventional single-family subdivision the facades and orientation of the conventional units shall be used as a guide for the design and layout of the single-family attached units.
 - g. *Roads and Utilities.* Proposed roads and utilities in a single-family attached development shall comply with adopted Township standards and shall be subject to review and approval by the Township Engineer.
 - h. *Review and Approval Process.* Proposals for Single Family Attached development shall be reviewed in accordance with applicable procedures for Special Land Use, Section 29.03.

E. Senior Housing

Senior housing shall be subject to the following regulations:

1. Intent. It is the intent of these regulations to permit the development of senior housing in the Township upon determining that the location, size, design, and operating characteristics of the use will be compatible with the surrounding neighborhood. In making this determination, consideration shall be given to the scale, coverage, and density of development; to the availability of utilities and services; to the generation of traffic and capacity of surrounding roads; and to other relevant impacts.
2. Minimum Site Size. The minimum site size for a senior housing development shall be based on compliance with setbacks, maximum coverage, parking, open space, and other requirements set forth herein.
3. Project Density. The number of dwelling units within the facility shall not exceed twelve (12) units per net acre for senior apartments, congregate housing and other types of independent living, and twenty-four (24) units per net acre for assisted living and other types of dependent living. Wetlands on the site may be counted as part of the net acreage for the purposes of determining project density. However, the overall density on the upland portion of the site, together with the wetlands-related density, shall not exceed 130% of the density allowed on the upland portion alone.
4. Setbacks. The minimum setbacks for senior housing shall be as follows:
 - a. Front: 40 feet from the planned road right-of-way line
 - b. Each Side: 30 feet
 - c. Rear: 30 feet
5. Spacing between Buildings. Where more than one building is proposed in a senior housing complex, the minimum spacing between buildings shall be in accordance with the following requirements:

Building Relationship	Minimum Building Separation
Front to Front	60 feet

Building Relationship	Minimum Building Separation
Front to Rear	60 feet
Rear to Rear	60 feet
Side to Side	20 feet
Front to Side	50 feet
Rear to Side	50 feet

6. Minimum Floor Area Per Unit. The minimum floor area per dwelling unit shall be as follows:

Type of Unit	Independent Living (Including senior apartments and congregate housing)	Dependent Living (Including assisted living)
Studio or Efficiency	450 sq. ft.	325 sq. ft.
1 bedroom	600 sq. ft.	425 sq. ft.
2 bedrooms	800 sq. ft.	600 sq. ft.
3 or more bedrooms	800 sq. ft. + 150 sq. ft. for each additional room over four	600 sq. ft. + 150 sq. ft. for each additional room over four

7. Building and Site Design.

- a. *Building Length.* The maximum permitted building length along any one continuous plane shall be 225 feet. A continuous plane is defined as an uninterrupted wall, without breaks or corners, other than architectural features customarily found, such as porches, bay windows, projections and/or recesses. A building that turns a corner of at least a 90-degree angle shall be considered an "end" at that corner.
 - b. *Building Articulation.* Building facades of greater than one hundred (100) feet in length shall incorporate recesses or projections to break up the expanse of the building elevation.
 - c. *Roof.* Roofs shall be sloped with a pitch of no less than 5:12. Variations in roof lines are encouraged to reduce the scale of the building and to add interest.
 - d. *Sidewalks.* Sidewalks shall be provided from the main building entrance(s) to parking areas and to sidewalks along adjacent public or private roads.
 - e. *Resident Access.* The pick-up/drop-off of residents shall be provided at the front entrance of the building with a covered canopy.
8. Building Height. The senior housing facility shall comply with the maximum building height for the district in which it is located.
9. Maximum Coverage. The maximum coverage of the site by buildings shall be limited to twenty-five percent (25%) of the net site area (not including planned right-of-way).
10. Parking. Parking for senior housing shall comply with the following requirements:

Use	Required Number of Parking Spaces per Unit of Measure*
Senior Apartments	See Section 4.01(D)(3)
Dependent Living, Assisted Living	One (1) per four (4) units, plus one (1) per employee based on the greatest number of employees in any one shift
Congregate Care	See Section 4.01(D)(3)
Independent Living	One (1) per unit, plus one (1) per employee based on the greatest number of employees in any one shift

* The Planning Commission may reduce the parking requirements set forth in this table if the applicant provides credible evidence that fewer spaces are needed due to, for example, the operation of a transportation system for residents.

11. Loading. Loading areas shall be located to the side or rear of the building being served such that it is screened from view from adjoining roads and adjacent residential area.
12. Vehicular Access. All vehicular access to the site shall be from a paved collector or primary road. The Planning Commission may allow secondary access from local streets upon making the determination that such access will not create or exacerbate traffic congestion or create unsafe traffic or pedestrian conditions. Vehicles must be able to easily circulate within and through the site to designated pick-up/drop-off areas with impeding circulation on the site or traffic on adjacent roads.
13. Open Space. Common outdoor landscaped open space shall be provided for residents, subject to the following:
 - a. Landscaped open space for residents shall constitute a minimum of fifteen percent (15%) of the total site. Enclosed courtyards may be counted as landscaped open space.
 - b. Recreation facilities such as paved walkways and covered sitting areas shall be provided in a manner that meets the needs of the resident population.
 - c. Road rights-of-way, required setback areas, and access drives shall not be counted as required landscaped open space. Ten percent (10%) of the submerged land areas of a pond, lake, or stream, and wetlands may be counted as required landscaped open space.
14. Lighting. All parking areas, building entrances, sidewalks, and ramps shall be illuminated to ensure the safety of persons using such areas and the security of property, in accordance with the requirements set forth in Section 2.12.
15. Landscaping and Screening. Senior housing developments shall comply with the landscaping and screening requirements in Article 5.00.
16. Resident Services. Support services offered solely to residents may be permitted provided that such services are contained with the principal building and are accessory to the principal senior residential use. Such support services include, but are not necessarily limited to: congregate dining, health care, personal services, private meeting rooms, and social, recreational and educational facilities and programs.

F. Model Homes

Model homes in subdivisions and residential condominiums shall comply with the following standards:

1. Permitted Use. The model home shall be used solely as a sales and promotion office for the subdivision or condominium in which the home is located. The model home shall not be used to conduct other business, or as a model home to promote sales in other subdivisions or condominiums.
2. Termination. Use of the home for sales and promotion shall cease as soon as all lots in the subdivision or condominium are sold to potential end users or in two (2) years, whichever occurs sooner, whereupon the model home shall be offered for sale for use as a dwelling unit. Prior to expiration of the initial or subsequent approvals, the applicant may seek a one (1) year extension from the Planning Commission.
3. Appearance. The model home and site shall be maintained to look like a typical single-family dwelling at all times. However, one identification sign shall be permitted, subject to the following requirements:
 - Maximum size: six (6) square feet
 - Maximum height: six (6) feet
 - Type: ground or wall
 - Location: sign shall comply with setback requirements for district
4. Parking. A minimum of two (2) temporary paved off-street parking spaces shall be provided per employee. Off-street parking shall comply with the requirements in Article 4.00.

ARTICLE 8.00

Site Development Standards Applicable to Specific Uses

Section 8.01 Intent and Scope of Application

Each use listed in this Article, whether permitted by right or subject to approval as a special land use, shall be subject to the site development standards specified, in addition to applicable standards and requirements for the district in which the use is located. These standards are intended to alleviate the impact from a use which is of a size or type, or which possesses characteristics which are unique or atypical in the district in which the use is located. These standards are further intended to assure that such uses will be compatible with surrounding uses and the orderly development of the district. Conformance with these standards shall be subject to site plan review.

Unless otherwise specified, each use listed in this Article shall be subject to all applicable ^{dimensional requirements} ~~yard, bulk and other standards~~ for the district in which the use is located. Compliance with the standards in this Article does not relieve the owner or operator of a permitted use from complying with additional standards in other applicable Township ordinances, including the Township Nuisance Ordinance.

Section 8.02 Scope of Requirements

A. Adult Book or Supply Stores, Adult Motion Picture Theaters, Adult Live Stage Performing Theaters, Adult Outdoor Motion Picture Theaters, and Group "A" Cabarets

In the development and execution of this Ordinance and this Section, it is recognized that there are certain uses which, because of their very nature, have serious objectionable characteristics, particularly when several of them are concentrated under certain circumstances, thereby having a deleterious effect upon the adjacent areas. The special regulations in this section are intended to prevent a concentration of these uses in any one area, so as to prevent the blighting, deterioration, or downgrading of an area. The following requirements are intended to accomplish these purposes:

1. The establishment of the types of Adult Regulated Uses listed below shall be prohibited if the establishment of such use will constitute the second such use within a one thousand (1,000) foot radius (i.e., not more than one such use within one thousand (1,000) feet of another). The distance between uses shall be measured horizontally between the nearest property lines.
 - a. Adult Book or Supply Stores
 - b. Adult Motion Picture Theaters
 - c. Adult Motion Picture Arcade
 - d. Adult Motel
 - e. Adult Model Studio
 - f. Adult Live Stage Performing Theaters
 - g. Adult Outdoor Motion Picture Theaters
 - h. Group "A" Cabarets
2. It shall be unlawful to hereafter establish any Adult Regulated Use if the proposed regulated use will be within a six hundred (600) foot radius of the following:

- a. Any "Class C" establishment licensed by the Michigan Liquor Control Commission.
 - b. Pool or billiard halls.
 - c. Coin-operated amusement centers.
 - d. Dance centers which typically cater to teens.
 - e. Ice or roller skating rinks.
 - f. Pawn shops.
 - g. Indoor or drive-in movie theaters.
 - h. Public parks, playgrounds, or other recreation uses.
 - i. Churches, convents, monasteries, synagogue, or similar religious institutions.
 - j. Day care centers or nurseries.
 - k. Any public, private or parochial nursery, primary, or secondary school.
 - l. Any residentially used or zoned land, including land that is zoned R-1, R-I-S, RR, AG-SF, RM-1, or AG-C.
3. The distance between uses shall be measured horizontally between the nearest property lines.
 4. The building and premises shall be designed and constructed so that material depicting, describing, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" (as defined in this Ordinance) cannot be observed by pedestrians or from vehicles on any public right-of-way. This provision shall apply to any display, decoration, sign, show window, or other opening.

B. Airports and Related Uses

Airports, landing sites and platforms, hangars, masts, and other facilities for the operation of aircraft may be permitted, subject to the following conditions:

1. Airports for Public Use, Landing Sites for Commercial Use, and Related Accessory Uses

a. *Plan Approval*

The plans for such facilities shall be approved by the Federal Aviation Administration (FAA) and the Michigan Department of Transportation, Office of Aeronautics prior to submittal to the Township for review and approval.

b. *Minimum Standards*

Such facilities shall comply with the standards established by the FAA and the Michigan Office of Aeronautics concerning obstruction of air navigation.

c. *Clear Zones*

All required "clear zones" (as defined by the FAA) shall be acquired and owned by the airport.

d. *Aircraft and Vehicle Parking*

Sufficient parking shall be provided for aircraft storage. Vehicular parking shall be provided for airport users, and for offices, restaurants, sales, and other uses associated with the airport, subject to the requirements in Article 4.00.

e. *Approval from Utility Companies*

The plans for such facilities shall be submitted to all utility companies serving the area, including companies that have communication towers within two miles of the proposed facility.

f. *Setbacks*

No portion of any landing site or pad, runway, or similar facility shall be located closer than five hundred (500) feet to any parcel of land that is zoned or used for residential purposes. This setback shall not apply to landing sites used for private, noncommercial use.

2. Landing Sites for Personal Aircraft and Limited Commercial Use

Landing sites for personal aircraft and limited commercial use may be permitted subject to the following conditions:

- a. All such landing sites shall comply with applicable laws and regulations promulgated by the Federal Aviation Administration and the Michigan Office of Aeronautics.
- b. Landing sites for personal aircraft use shall be for the sole use of the person who owns or maintains the landing area and his/her invited guests.
- c. "Limited commercial use" shall mean that a landing area may be used by aircraft used for crop dusting or spraying, flying banners, or transporting parachutists. A landing site may also be used as a take-off point for hot air balloons.
- d. Twelve (12) take-offs and twelve (12) landings may be permitted per day.
- e. No more than one (1) accessory building (e. g., hangar, garage, storage building, etc.) shall be permitted.
- f. Landing sites shall not be used by aircraft for commercial passenger or cargo operations, except as specifically noted herein.
- g. Landing sites shall not be used for conducting flight instruction.
- h. Landing sites shall not be used as a base for charters or rental of aircraft.
- i. Landing sites shall not be used for commercial maintenance or overhaul of aircraft, or for the sale of fuel, except that maintenance for or by the person who owns or maintains the landing site on his/her own aircraft is permitted.
- j. *Compliance with the setbacks specified in subsection (B)(1)(f), above, is required.*

C. Automobile or Vehicle Dealers

Automobile or vehicle dealers with repair facilities or outdoor sales space shall be subject to the following requirements. These requirements shall apply to operations involved in the sale, lease or rental of new or used vehicles, house trailers, recreational vehicles, trucks, and other vehicles.

1. Grading, Surfacing, and Drainage

Outdoor sales lots, parking areas, and other vehicle maneuvering areas shall be hard-surfaced with concrete or plant-mixed bituminous material and shall be graded and drained so as to dispose of surface waters. Grading, surfacing, and drainage plans shall be subject to review and approval by the County Drain Commissioner.

2. Driveway Location

The nearest edge of any driveway serving an outdoor vehicle sales area shall be located at least sixty (60) feet from any street or road intersection (as measured from the nearest intersection right-of-way line).

3. Servicing of Vehicles

Any servicing of vehicles, including major motor repair and refinishing, shall be subject to the following requirements:

- a. Service activities shall be clearly incidental to the vehicle sales operation.
 - b. Vehicle service activities shall occur within a completely enclosed building.
 - c. Partially dismantled vehicles, damaged vehicles, new and used parts, and discarded parts shall be stored within a completely enclosed building.
 - d. The building containing service operations shall be located a minimum of fifty (50) feet from any property line.
 - e. There shall be no external evidence of the service operations, in the form of dust, odors, or noise, beyond the service building.
4. **Broadcasting Devices Prohibited**
Devices for the transmission or broadcasting of voice or music shall be prohibited outside of any building.
5. **Setbacks**
Outdoor sales lots, parking areas, and other vehicle maneuvering areas shall comply with the locational requirements for parking lots, as specified in Section 4.01, ~~subsection B.1.~~ (8)(2).
6. **Minimum Lot Area**
The minimum lot area required for such uses shall be 43,560 sq. ft.

D. Automobile Filling Stations, Automobile or Vehicle Service Stations, Automobile Repair Garages

The following regulations shall apply to Automobile Filling Stations and Automobile or Vehicle Service Stations, including tire, battery, muffler and undercoating shops:

1. **Minimum Lot Area**
The minimum lot area required for such uses shall be 40,000 sq. ft.
2. **Minimum Lot Width**
The minimum lot width required for such uses shall be 200 ft.
3. **Minimum Setbacks**

Repair garages or other buildings shall comply with the setback requirements for the district in which the use is located. However, a minimum setback of forty (40) feet shall be maintained on all sides which abut property that is zoned or used for residential purposes. Pump islands and canopies shall comply with the following requirements:

	Minimum Setback from Right-of-Way Line	Minimum Setback from Residential Use or Zone
Nearest Edge of Pump Island	30 ft.	50 ft.
Nearest Edge of Unenclosed Canopy	20 ft.	40 ft.

4. **Ingress and Egress**

Ingress and egress drives shall be a minimum of thirty (30) feet and a maximum of forty (40) feet in width. ~~No more than one (1) such drive or curb opening shall be permitted for every seventy-five (75) feet of frontage (or fraction thereof) along any street.~~ ^{one 31} The nearest edge of any such drive shall be located at least twenty-five (25) feet from the nearest point of any property zoned or used for residential purposes. ^{Driveway spacing shall comply with the access management standards in Section 26-06(D).}

Curb openings for drives shall not be permitted where the drive would create a safety hazard or traffic nuisance because of its location in relation to other ingress and egress drives, its location in relation to the traffic generated by other buildings or uses or its location near vehicular or pedestrian entrances or crossings.

5. Layout

All lubrication equipment, automobile wash equipment, hoists, and pits shall be enclosed entirely within a building. Gasoline pumps shall be located so that motor vehicles do not park on or extend over abutting landscaped areas, sidewalks, streets, buildings, or adjoining property while being served. Service bay doors and windows shall be oriented so they face away from abutting residentially zoned or used property.

6. Outside Storage

Inoperable, wrecked or partially dismantled vehicles shall not be stored or parked outside for a period exceeding two (2) days. Such vehicles must be stored in the rear yard within a masonry screening wall that is not less than six (6) feet in height.

7. Vehicle Sales and Storage

The storage, sale, or rental of new or used cars, trucks, trailers, and any other vehicles on the premises is prohibited.

E. Automobile Wash or Car Wash Establishment

The following regulations shall apply to Automobile Wash or Car Wash Establishments:

1. Minimum Lot Size

The minimum lot size required for automobile or car wash establishments shall be 21,780 sq. ft.

2. Layout

All washing activities shall be carried on within a fully enclosed building. Vacuuming activities shall be permitted in the rear yard only, provided such activities are located at least fifty (50) feet from adjacent residentially zoned or used property. Entrances and exits shall not face abutting residentially zoned or used property.

3. Entrances and Exits

Sufficient space shall be provided on the lot so that vehicles do not enter or exit the wash building directly from an adjacent street or alley. All maneuvering areas, stacking lanes, and exit aprons shall be located on the car wash parcel itself. Streets and alleys shall not be used for maneuvering or parking by vehicles to be serviced by the automobile wash.

4. Orientation of Open Bays

Buildings should be oriented so that open bays, particularly for self-serve automobile washes, do not face onto adjacent thoroughfares unless screened by landscaping.

5. Exit Lane Drainage

Exit lanes shall be sloped to drain water back to the wash building to drainage grates.

F. Bed and Breakfast Establishments

Bed and breakfast establishments, as defined in Section 1.03, shall be subject to the following regulations:

1. Bed and Breakfast Establishments an Accessory Use

A bed and breakfast establishment shall be clearly incidental to the principal residence on the site. Accordingly, the bed and breakfast operations shall be confined to the single-family dwelling unit which is the principal dwelling on the site. Not more than thirty percent (30%) of the total floor area of the dwelling unit be used for bed and breakfast sleeping rooms.

2. Maximum Number of Units

Lot Size	Maximum Number of Units per Establishment
Up to 2.5 acres	3 units, depending on building requirements
More than 2.5 acres	Based on good planning and design principles, as determined by the Planning Commission

3. Principal Residence

The dwelling unit shall be the principal residence of the operator, and the operator shall live in the dwelling unit when the bed and breakfast facility is in operation.

4. Kitchen Facilities

There shall be no separate cooking facilities for the bed and breakfast establishment, other than those which serve the principal residence. Food may be served only to those persons who rent a room in the bed and breakfast facility.

5. Building Requirements

A building used for a bed and breakfast establishment shall comply with the following minimum requirements:

- a. There shall be at least two (2) exits to the outdoors.
- b. Rooms used for sleeping shall have a minimum size of one hundred (100) square feet for two (2) occupants, plus and additional thirty (30) square feet for each additional occupant. Rooms shall be designed to accommodate no more than four (4) occupants.
- c. Each sleeping room shall be equipped with a smoke detector.
- d. Bed and breakfast establishments shall comply with the Fire Code.

6. Parking

Adequate off-street parking shall be provided for bed and breakfast patrons, in accordance with Article 4.00.

G. Cemeteries

The following regulations shall apply to the establishment of new cemeteries or expansion of existing cemeteries:

1. Location

No portion of any cemetery that is located in a wetland or within the 100-year flood boundary shall be developed or platted for grave sites.

2. Accessory Buildings

A crematorium, mausoleum, columbarium, or other accessory building may be permitted within a cemetery provided that any such building shall be designed and located in accordance with a cemetery master plan, which plan shall be subject to Planning Commission review.

3. Setbacks

No building or structures containing bodies or remains, other than subterranean graves, shall be located closer than one hundred (100) feet to the boundary line of any residential or commercial district. A crematorium located within a cemetery shall be setback a minimum of four hundred (400) feet from the boundary line of any residential district.

4. Location of Entrances

Entrances to cemeteries shall be from a major or secondary thoroughfare, and shall be designed to minimize traffic congestion.

5. Screening

Screening shall be provided along all property lines abutting a residential district or street in a residential district, in accordance with Section 5.02, ~~sub-section E~~.

(e)

Add: Composting centers should be on an impervious surface

H. Composting Centers

1. The applicant shall submit an Impact Assessment (Section 2.23) describing the expected odors, aesthetic impact, environmental impacts, vehicular and truck impacts associated with the use, and any mitigation measures to be employed.
2. The site plan shall clearly illustrate the layout of the composting operation, including: buildings, staging area, parking, on-site truck maneuvering (truck turning radii shall be illustrated), curbing area, landscaped buffers, sales area and fencing.
3. Composting operations shall be at least five hundred (500) feet from any residential district.
4. All composting operations shall be at least two hundred (200) feet from the boundary of any lake, stream, drain, wetland or other surface water body. The applicant shall describe procedures for managing stormwater runoff and preventing pollution of surface water bodies or groundwater. Groundwater quality monitoring devices shall be provided.
5. Documentation shall be provided indicating that the soils percolate and are not characterized by a high water table.
6. The applicant shall describe acceptable methods for control of odors.
7. A landscaped greenbelt, as described in Section 5.02(E) shall be provided on all sides adjacent to a residential district. A landscaped greenbelt as described in Section 5.02(D) shall be provided on all other sides unless waived by the Planning Commission in consideration of adjacent uses and topographic features.
8. Access shall be provided solely on Class A truck routes.
9. All storage areas shall be enclosed in a building.
10. The requirements in this section shall not apply to composting undertaken by a property owner for his/her own benefit, provided that organic matter is not brought in from off-site.

I. Concrete Plants

Concrete plants shall comply with the following regulations:

1. Minimum Lot Size

Concrete plants shall have a minimum lot area of ~~three (3)~~ ^{five (5)} acres.

2. Setbacks

~~In order~~ to reduce the effects of airborne dust, dirt, and noise, plant equipment, stockpiles, truck staging areas, and similar operations shall be located no closer than three hundred (300) feet to any public or private road right-of-way line, no closer than one hundred (100) feet to any adjacent property lines, and no closer than one thousand (1,000) feet to any property that is residentially zoned.

3. Access

Concrete plants shall have direct access onto a paved principal arterial. All driveways, loading areas, staging areas, and truck maneuvering areas within the site shall be paved.

4. Stacking Spaces

A minimum of five (5) stacking spaces shall be provided on the premises for trucks waiting to be loaded.

5. Hours of Operation

Mixing, loading, and related plant activities shall occur only between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday.

6. Maximum Size

Concrete plants shall be of a low profile design and production shall be restricted to no more than 250 cubic yards per day.

7. Layout

Concrete batch plants and operations shall be entirely enclosed within a building.

8. Outside Storage

Outside storage of materials other than sand, gravel and other natural materials used in the concrete manufacturing process shall be prohibited. Sand and gravel storage shall be enclosed on three sides with a wall or landscaped berm. The location and size of sand and gravel storage areas shall be shown on the site plan. At no time shall stockpiles exceed fifteen (15) feet in height.

9. Screening

Concrete plant facilities, including parking and loading areas, shall be screened in accordance with Section 5.02(E), ~~subsection E.~~

10. Truck Traffic

Truck traffic shall be limited to twenty-five (25) trips leaving the site per day. Trucks hauling concrete mixing materials to the site shall be loaded and covered in accordance with all applicable State and County and local regulations.

11. Back-up Alarm

All trucks using the facility shall be fitted with an automatic back-up alarm. Such alarm shall have a listening device which automatically adjusts the volume so the alarm can be heard just above the ambient noise level.

12. Truck Washes

All truck washing activities shall be carried on within a designated hard surfaced area. Such area shall be designed so that wash water is captured and disposed of by an approved method as noted below. Truck washing shall be limited to only those trucks that are permanently housed on the concrete plant site.

13. Pollution Control

Concrete plants shall comply with the dust and noise standards set forth in Article 9.00. The plan for fugitive dust control shall address emissions from stockpiles, process sources, and traffic. Concrete plant building floor drains shall not be permitted to connect with a dry well or septic system. Unless a groundwater discharge permit has been obtained from the Michigan Department of ~~Environmental Quality~~ or successor agency, all drains must be connected to a closed holding tank. A plan for off-site disposal of holding tank effluent must be noted on the site plan.

Environment, Great Lakes, and Energy (EGLE)

14. Plan Approval

The applicant shall obtain required approvals from all state or county agencies having jurisdiction, including but not limited to: the Michigan Department of ~~Environmental Quality (MDEQ)~~ or successor agency. Air Quality Control Division, Michigan Pollution Control Commission and Ground Water Division. Evidence of approvals from relevant agencies shall be submitted to the Township prior to ~~final approval.~~ **issuance of a Building Permit.**

15. Excess Concrete

The proposed recovery system for excess concrete must be noted on the site plan and approved by the Township.

Storage of excess concrete on the site shall not exceed the limits specified in the approved recovery plan. Excess concrete from other locations shall not be brought onto the site for recovery.

16. Impact Assessment

An impact assessment shall be submitted, pursuant to Section 2.23.

17. Performance Guarantee

Prior to issuance of a building permit, the Township may require submission of a performance guarantee, in accordance with Section 2.18.

J. Drive-in Establishments

1. General Provisions

The following provisions shall apply to all drive-in establishments:

a. *Location of Driveways*

Driveways serving drive-in establishments shall be located off of a ~~minor or~~ principal arterial ^{road.} The nearest edge of any entrance or exit drive shall be located no closer than sixty (60) feet from any street or road intersection (as measured from the nearest intersection right-of-way line).

b. *Screening*

An obscuring wall shall be provided along all property lines abutting property that is zoned for residential, commercial or office use, subject to the requirements in Section 6.01.

2. Drive-In Theaters *Can this subsection be deleted?*

The following regulations shall apply to Drive-In Theaters:

a. *Lot Size*

The minimum lot size for a drive-in theater shall be twenty (20) acres.

b. *Setbacks*

The face of the theater screen shall not be closer than five hundred (500) feet to any public road or highway right-of-way, and shall be constructed so it is not visible from any road, highway, or residentially-zoned district.

c. *Frontage and Road Access*

Such uses shall front onto a paved principal arterial and the main means of access to the theater shall be via the arterial. In no case shall access to a drive-in theater be off of a residential street. The nearest edge of any entrance or exit drive shall be located no closer than two hundred and fifty (250) feet from any street or road intersection (as measured from the nearest intersection right-of-way line).

d. *Access Drive Design*

The access drive shall be designed with separate entrance and exit lanes which shall be separated by a landscaped median strip at least ten (10) feet in width. There shall be a minimum of two (2) entrance and two (2) exit lanes, and each lane shall be at least ten (10) feet in width.

e. *Stacking Space*

A minimum of fifty (50) stacking spaces shall be provided on the premises for vehicles waiting to enter the theater.

f. *Screening*

The entire drive-in theater site shall be screened in accordance with Section 5.02(E).

g. *Number of Movie Screens*

No more than one (1) screen shall be permitted per establishment.

K. Fast-Food and Drive-Through Restaurants

The following regulations shall apply to Fast-Food and Drive-Through restaurants:

1. Minimum Frontage

The site shall have a minimum of two hundred (200) feet of frontage on a principal arterial road or highway.

2. Location of Driveways

Ingress and egress points shall be located at least sixty (60) feet from the intersection of any two (2) streets (measured from the nearest right-of-way line). The use of secondary access drives in accordance with Section 2.10 is required.

and Section 26.06(H)

3. Control of Sound Level

Devices for the transmission of voices shall be so directed or muffled as to prevent sound from being audible beyond the boundaries of the site.

L. Farm Operations

Farm operations, as defined in Section 1.03, are permitted in areas zoned Commercial Agriculture (AG-C), Agriculture Small Farms (AG-SF), Rural Estates (RE), and Rural Residential (RR), subject to compliance with the Michigan Right to Farm Act (Michigan Public Act 93 of 1981, as amended) and the Generally Accepted Agricultural and Management Practices (GAAMPs) promulgated therein.

Farm operations established in Williamstown Township that fail to comply with the Right to Farm Act or GAAMPs shall comply with the following minimum requirements:

1. Location

Farm operations shall not be located in a subdivision, ^{or a condominium.} or proprietor or assessor's plat. Feedlots, confined animal feeding operations, and commercial livestock operations shall not be located in a floodplain or wetland.

2. Prohibited Uses

The disposal of garbage, sewage, rubbish, or offal from rendering plants is prohibited. Slaughtering of animals is prohibited except where the animals have been raised on the premises.

3. Setbacks

Farm operations shall comply with the following setback requirements:

a. **Buildings.** Farm buildings shall comply with the minimum setbacks for the district in which they are located, provided that they are located at least two hundred (200) feet from residences on other parcels.

b. **Livestock Facilities and Livestock Production Facilities.** New and expanding livestock facilities and livestock production facilities shall comply with the site selection and odor control requirements specified in the most recent version of the Generally Accepted Agricultural and Management Practices for Site Selection and Odor Control for New and Expanding Livestock Facilities, published by the Michigan Department of Agriculture and Rural Development.

c. **Pasture.** Runoff from pasture feeding and watering areas shall be separated from any surface water by a vegetative buffer that is at least sixty-six (66) feet in width.

4. Manure Management

Manure shall be stored, handled, and applied to the land in a manner that conforms to the Manure Management/Utilization GAAMPs to minimize odors and runoff.

5. Pesticide Management

Pesticides shall be used, stored, transferred, and disposed of in a manner that conforms to the Pesticide Utilization/Pest Control GAAMPs.

6. Removal of Dead Animals

Dead animals shall be disposed of within twenty-four hours after death, following procedures cited in the Bodies of Dead Animals Act, Michigan Public Act 239 of 1982, as amended.

7. Exceptions

The provisions in this subsection shall not apply to garden plots for single family residences, or to a collection of farm buildings that is operated for educational, demonstration, or recreational purposes (such as a "petting zoo" or "interpretive farm").

M. Funeral Homes and Mortuaries

The following regulations shall apply to Funeral Homes and Mortuaries:

1. Assembly Area

Adequate assembly area shall be provided off-street for vehicles to be used in funeral processions.

2. Screening

Service, loading, and parking areas shall be screened from adjacent residential areas in accordance with Section 5.02, ~~sub-section E.~~

3. Caretaker's Residence

A caretaker's residence may be provided within the main building of the funeral home or part of an accessory building, subject to the provisions in Section 2.04.

4. Loading Requirements

One (1) loading berth shall be provided per 5,000 square feet of gross floor area, and one (1) additional berth shall be provided for each additional 10,000 square feet of floor area. Each loading berth shall measure at least 10 ft. x 25 ft.

N. Golf Courses and Country Clubs, Par-3 Golf Courses, and Driving Ranges

The following regulations shall apply to Golf Courses, Country Clubs, driving ranges, and Par-3 Golf Courses:

1. Lot Size

Regulation length 18-hole golf courses shall have a minimum lot size of 160 acres, of which a minimum of 110 acres of usable land shall be allocated to fairways, roughs, and greens. Nine-hole courses with regulation length fairways shall have a minimum lot size of 90 acres. Eighteen-hole par-3 courses shall have a minimum lot size of 50 acres.

2. Setbacks and Fairway Width

~~The principal and accessory buildings shall be set back at least seventy-five (75) feet from all property lines. Fairways and driving ranges shall have sufficient width and shall be oriented in such a manner and set back a sufficient distance to prevent golf balls from being hit outside the perimeter of the golf course. The minimum width for fairways shall be one hundred (100) yards subject to review by the Planning Commission.~~ Fairways shall be designed so that existing or future dwelling units are located a minimum of two hundred (200) feet from the center of the fairway.

3. Access

Golf courses and country clubs shall have direct access onto a paved public road.

4. Shelter Buildings

At least one (1) shelter building with toilet facilities shall be provided per nine holes. The shelter shall meet all requirements of the Ingham County Health Department and shall not be a freestanding portable toilet (sometimes referred to as a "porta-potty" or "porta-john").

5. Impact on Water Supply

A hydrogeological study shall be completed and submitted to document the impact of the golf course watering

system on groundwater supply. This study shall inventory and analyze well logs from surrounding properties, giving consideration to the depth of the wells and quality of water. The study shall further estimate the quantity of water that will be used on a daily basis during the peak watering periods and shall evaluate the impact of watering operations on surrounding wells. The proprietor shall submit a plan to identify measures that will be taken to conserve water on an ongoing basis and to control pesticides and herbicides from contaminating the ground and surface waters.

6. Building Setbacks } font size wrong

Buildings shall be setback a minimum of 200 feet from any property line that abuts a residential district.

7. Turf Maintenance Plan

The proposed turf maintenance plan and chemical application plan for the first year and for long-term turf maintenance shall be submitted for review. Turf maintenance and chemical applications shall use Best Management Practices.

8. Chemical Storage

Detailed plans for chemical storage shall be provided. Buildings in which chemicals are stored shall be designed to contain spills and shall not have floor drains that discharge into a septic system or other pathway to the groundwater. Plans for emergency containment and clean-up shall also be provided.

The following regulations shall apply to Driving Ranges:

1. Minimum Dimensions and Setbacks

330 → Driving ranges shall have sufficient width and length and shall be designed in such a manner as to prevent golf balls from being hit outside the perimeter of the driving range. The minimum length of the driving range shall be yards, measured from the tee to the end of the range. Tees shall be set back at least 25 yards from each side property line, unless the applicant can demonstrate that golfers will be oriented toward the center of the range so that golf balls will not be hit beyond the side property lines.

2. Screening or Slopes

(E) The Planning Commission may require a landscaped buffer or fencing along the perimeter to screen the driving range from adjacent properties or to prevent balls from being hit outside of the driving range. Screening shall comply with the standards in Section 5.02, sub-section E. The Planning Commission may also require that the sides of the driving range slope upward and be rough mowed so as to intercept stray golf balls.

3. Special Land Use Requirements for Outdoor Recreation Facilities

(Y) Driving ranges shall comply with the requirements for Outdoor Recreation Facilities in Section 8.02, sub-section Y.

O. Hospitals

The following regulations shall apply to Hospitals:

1. Lot Area

The minimum lot size for hospitals shall be ten (10) acres.

2. Frontage and Access

Hospitals shall front onto a paved major arterial or highway and the main means of access to the hospital for patients, visitors, and employees shall be via the arterial or highway. In no case shall access to a hospital be off of a residential street.

3. Setbacks

The principal building and all accessory buildings shall be set back a minimum distance of one hundred (100) feet from all property lines. The minimum setback shall be increased twenty (20) feet for each story in excess of two

(2) stories.

4. Screening

Ambulance and emergency entrance areas shall be screened from view from adjacent residences by the building design or by a masonry wall constructed in accordance with Section 6.01.

5. State and Federal Regulations

Hospitals shall be constructed, maintained, and operated in conformance with applicable state and federal laws, including provisions of the Michigan Hospital Survey and Construction Act, Public Act 299 of 1947, as amended.

P. Kennels

The following regulations shall apply to kennels where three (3) or more dogs, cats, or other domestic animals six (6) months or older are kept:

1. Non-Commercial Kennels

Non-commercial kennels to house only the animals owned by the occupant of the dwelling unit located on the same parcel shall be permitted subject to the following:

a. Lot Size

The lot on which any such kennel is located shall be a minimum of two (2) acres in size.

b. Number of Animals

No more than six (6) animals over the age of six (6) months shall be housed in a non-commercial kennel.

c. Breeding

Breeding of animals shall be restricted to no more than two (2) litters per year.

d. Setbacks

Buildings in which animals are kept, animal runs, and exercise areas shall not be located in any required front, side, or rear yard setback area, and shall be located at least one hundred (100) feet from any dwellings or buildings used by the public on adjacent property.

e. Kennels Prohibited in Subdivisions and Site Condominiums

Regardless of lot size, non-commercial kennels shall not be permitted in platted subdivisions ~~and site condominiums~~.

2. Commercial Boarding and/or Breeding Kennels

Commercial ~~boarding and/or breeding~~ kennels shall be permitted subject to the following:

a. Operation

Any such kennel shall be subject to all permit and operational requirements established by County and State regulatory agencies.

b. Lot Size

Boarding and/or breeding kennels shall comply with the following lot size requirements:

Lot Size	Number of Permitted Animals
5 acres or less	5 animals
For each additional full acre above 5	5 additional animals

c. Maximum Number of Animals

Change to 5 adult animals per acre, max. of 30+ puppies

Change to 5 adult animals per acre, max. of 30+ puppies

~~No boarding or breeding kennel shall house more than thirty (30) animals.~~

d. Setbacks

- (1) The minimum setback for fully-enclosed kennel buildings shall be 100 feet from any property line and 200 feet from any residential structure on another parcel.
- (2) The minimum setback for outdoor runs, animal yards, or any other portion of the kennel where animals will be allowed outdoors shall be 150 feet from any property line and 300 feet from any residential structure on another parcel.
- (3) Animals shall not be kept in outdoor runs between the hours of 6:00 p.m. and 8:00 a.m.

e. Sound Control

All animals shall be contained in a building which is fully soundproofed, using insulation, soundboards, and acoustic tile.

f. Odor Control

Non-absorbent surfaces (such as sealed concrete or ceramic tile) shall be used throughout the kennel. Dog waste shall be power flushed or otherwise removed on a regular schedule, but no less than four (4) times daily.

g. Kennels Prohibited in Subdivisions and Condominiums

Regardless of lot size, commercial boarding and/or breeding kennels shall not be permitted in platted subdivisions or condominiums.

Q. Mini-Warehouses and Portable Storage Units *Rental Facilities*

The following regulations shall apply to Mini-Warehouses and Portable Storage Units (also known as PODS, or Portable On-Demand Storage Units) *are available to rent or lease:* *facilities where*

1. Lot Area

The minimum lot size for mini-warehouses and portable storage units shall be three (3) acres. *rental facility*

2. Permitted Use

Mini-warehouse establishments shall provide for storage only. All such storage must be contained within an enclosed building. Use of semi-trailers for storage is prohibited. Portable storage units for lease or rent shall not be used for storage on the rental site.

3. Site Enclosure

The entire site, exclusive of access drives, shall be enclosed with a six (6) foot high masonry wall or opaque fence, constructed in accordance with Section 6.01. In lieu of a masonry wall or fence, the Planning Commission may approve a landscape screen, pursuant to Section 5.02(E).

4. Exterior Appearance

The exterior of any mini-warehouse shall be of finished quality and design, compatible with the design of structures on surrounding property.

5. Resident Manager

A resident manager may be permitted on the site for the purposes of maintaining the operation of the facility in conformance with the conditions of the approval. The manager's residence shall conform with the requirements in Section 2.04.

6. On-Site Circulation and Parking

- a. All one-way driveways shall be designed with one ten (10) foot wide loading/unloading lane and one fifteen (15) foot travel lane.
- b. All two-way driveways shall be designed with one ten (10) foot wide loading/unloading lane and two (2) twelve (12) foot travel lanes.
- c. The parking lanes may be eliminated if the driveway does not serve storage units. Signs and painted lines shall be used to indicate parking and traffic direction throughout the site.

R. Motels

The following regulations shall apply to Motels:

1. Design

Each unit shall contain at least a bedroom and bath and a minimum gross floor area of two hundred fifty (250) square feet.

2. Services

Motels shall provide customary motel services, such as maid service, linen service, telephone and/or desk service, and the use of furniture.

S. Nursing Homes and Assisted Living

The following regulations shall apply to Nursing Homes:

1. Lot Area

The minimum lot size for such facilities shall be three (3) acres.

2. Frontage and Access

Such uses shall front onto a paved arterial or collector road and the main means of access for residents or patients, visitors, and employees shall be via the paved road. In no case shall access to a nursing home, be off of a residential street.

3. Setbacks

The principal building and all accessory buildings shall be set back a minimum distance of seventy five (75) feet from all property lines.

4. State and Federal Regulations

Nursing homes, shall be constructed, maintained, and operated in conformance with applicable state and federal laws.

T. Oil and Gas Processing Facilities

The following regulations shall apply to oil and gas processing or sweetening plants, *unless specific regulations are deemed unenforceable by authority of the Michigan Supervisor of Wells:*

1. Setbacks

- a. Oil and gas processing plants shall be located a minimum of 1,300 feet from any existing residential, commercial or industrial establishments, wetlands, or surface water.
- b. Oil and gas processing plants shall be located a minimum of 2,640 feet from population concentrations, such as subdivisions, apartment buildings, residential developments, or mobile home parks, and from uses whose occupants would be difficult to evacuate, such as hospitals or nursing homes.

2. Density

There shall be no more than one (1) oil and gas processing facility in operation per square mile section of land.

Such facilities shall be designed to service all oil and gas wells that are expected to need such service within a two (2) mile radius.

3. Screening

Oil and gas processing facilities shall be screened in accordance with Section 5.02^(e), ~~subsection E.~~

4. Air Pollution Control

Emissions from the plant shall meet or exceed all applicable state and federal pollution standards, including state standards in Michigan Public Act 451 of 1994, as amended, and the rules adopted pursuant to that Act. Monitors/sensors shall be installed in at least four locations along the perimeter of the site. In addition, monitors shall be installed in all process buildings. These monitors shall be set to alarm and automatically cause the plant to be shut down upon detection of excessive concentrations of hydrogen sulfide, sulfur dioxide, methane, or other gases. The plant operator shall provide the Township with the instrument shut down set points, which shall be subject to review and approval. All monitors shall be maintained in proper working order at all times.

5. Fire Detection

The fire detection and suppression system shall be constructed and maintained in accordance with state and local fire and building codes, and as approved by the Fire Chief. Fire eyes shall be installed in storage tank areas and in process buildings.

6. Noise

Oil and gas processing plants shall comply with the noise standards set forth in Article 9.00.

7. Automatic Alarm System

In the event that instruments, sensors, or monitors detect a malfunction of the system, including but not limited to the detection of gas leaks, odors, fire, flare failure, or improper operation of the processing equipment, an alarm system shall be set to automatically operate.

The alarm system shall be operated through a bonded alarm company approved by the Township. The alarm company shall be instructed to contact the Township Fire Department dispatcher and plant operating personnel.

Northwest Ingham Emergency Service Authority (NIESA)

8. Site Security

The following security measures shall be maintained on the site:

a. *Fencing*

The site shall be fully enclosed with a six foot high chain link fence with three strands of barbed wire along the top of the fence.

b. *Locking of the Facility*

All building doors and fence gates shall be kept closed and locked, except when personnel are at the site during the daytime hours.

c. *Signs*

"Poisonous Gas" or other appropriate warning signs shall be placed at fifty (50) foot intervals along the fence surrounding the facility. The warning signs shall have a reflective surface.

d. *Lighting*

The site shall be adequately lighted, in accordance with Section 2.12.

e. *Telephone Monitoring System*

In the event of a break-in or other lapse of security, the bonded alarm system shall automatically be put into operation, and operating personnel and local law enforcement officials shall be notified.

9. Preventative Maintenance

The facility shall be maintained in proper operating condition at all times. Manufacturer's recommendations concerning periodic maintenance shall be adhered to.

10. Site Closure

In the event that operation of the facility is terminated for a period exceeding six (6) months, all equipment and surface piping shall be removed and foundations shall be destroyed to a depth of 36 inches below grade. The entire site shall be evenly graded and re-seeded.

11. Other Approvals

The applicant shall submit proof of permits and approvals from all state or county agencies having jurisdiction,.

12. Performance Guarantee

Prior to issuance of a building permit, the Township may require submission of a performance guarantee, in accordance with Article 2.18.

U. Open-Air Business

The following regulations shall apply to Open-Air Businesses, whether operated year round or on an intermittent basis:

1. Lot Area

The minimum lot size for open-air businesses shall be 40,000 sq. ft.

2. Driveway Location

The nearest edge of any driveway serving an open-air business shall be located at least sixty (60) feet from any street or road intersection (as measured from the nearest intersection right-of-way) and at least twenty (20) feet from any side property line (see the requirements for unobstructed site distance in Section 2.09(A)4).

3. Parking Setback

Parking shall be setback a minimum of fifteen (15) feet from any road right-of-way line, unless otherwise noted. The area between the parking and the road right-of-way shall be landscaped in accordance with Section 5.02(B).

4. Lot Width

The minimum lot width for open-air businesses shall be two hundred (200) feet.

5. Loading and Parking

All loading and parking areas for open-air businesses shall be confined within the boundaries of the site, and shall not be permitted to spill over onto adjacent roads.

6. Outdoor Display of Vehicles

The outdoor display of new or used automobiles, boats, mobile homes, recreational vehicles, trailers, trucks, or tractors which are for sale, rent, or lease shall comply with the requirements in Section 8.02, ~~sub-section C~~.

7. Plant Material Nursery

Nurseries which deal with plant materials shall comply with the following:

- a. Plant storage and display areas shall comply with the minimum setback requirements for the district in which the nursery is located.
- b. The storage of soil, fertilizer, and similar loosely packaged materials shall be contained and covered to prevent it from blowing onto adjacent properties.

8. Roadside Stands

Roadside stands shall be subject to the requirements in Section 8.02, ~~sub-section Z.~~ ^{(1).}

V. Wireless Communication Facilities

1. General Requirements

- a. ~~Standard~~ ^{Scenario} A. Wireless communications equipment is a permitted use of property and is not subject to special land use approval or any other approval if all of the following requirements are met:
- (1) The wireless communications equipment will be colocated on an existing wireless communications support structure or in an existing equipment compound.
 - (2) The existing wireless communications support structure or existing equipment compound is in compliance with the Township Zoning Ordinance or was approved by the Township Planning Commission.
 - (3) The proposed colocation will not do any of the following:
 - i. Increase the overall height of the wireless communications support structure by more than twenty (20) feet or ten percent (10%) of its original height, whichever is greater.
 - ii. Increase the width of wireless communications support structure by more than the minimum necessary to permit colocation.
 - iii. Increase the area of the existing equipment compound to greater than 2,500 sq. ft.
 - (4) The proposed colocation complies with the terms and conditions of any previous final approval by the Planning Commission.
- b. ~~Standard~~ ^{Scenario} B. Wireless communications equipment is subject to special land use approval, in accordance with Section 27.03 of the Zoning Ordinance, if the equipment does not meet requirements ~~(3)~~ and ~~(4)~~ under ~~Standard~~ ^{Scenario} A, but the equipment meets all of the following requirements:
- (1) The wireless communications equipment will be colocated on an existing wireless communications support structure or in an existing equipment compound,
 - (2) The existing wireless communications support structure or existing equipment compound is in compliance with the Township Zoning Ordinance or was approved by the Township Planning Commission.
- c. ~~Standard~~ ^{Scenario} C. Wireless communication equipment is subject to special land use approval, in accordance with Section 27.03 of the Zoning Ordinance if the proposal does not involve colocation (e.g., a new facility).

2. Approval Procedures

The following procedures have been established to achieve approval of a proposed wireless communications facility:

- a. ~~Standard~~ ^{Scenario} A. ~~Standard~~ ^{Scenario} A Wireless communication equipment proposals require no zoning approval. However, plans for ~~Standard~~ ^{Scenario} A improvements shall be submitted to the Township.
- b. ~~Standard~~ ^{Scenario} B. ~~Standard~~ ^{Scenario} B wireless communication equipment proposals require special land use approval. Accordingly, such proposals are subject to the procedures in Section 27.03 and the following special procedures.

<u>Steps</u>	<u>Action</u>
1.	Applicant submits plan and \$1,000 fee.
2.	Within 14 days Township administration determines if application is complete.
3.	If application is incomplete, administration notifies applicant.
4.	If application is complete, administration initiates SLU review by scheduling special land use public hearing. Special land use review must be complete <u>(60) days</u> after the application is considered complete.
5.	Township Planner reviews plan, transmits letter to Planning Commission.
6.	Planning Commission reviews plan, makes recommendation to Township Board.
7.	Township Board approves or denies application.

- ~~Standard C.~~ ^{Scenario} ~~Standard C.~~ ^{Scenario} wireless communication equipment proposals require special land use approval. Accordingly, such proposals are subject to the procedures outlined for ~~Standard B~~, except that in Step 4 the special land use review must be complete not more than ninety (90) days after the application is considered complete.
3. Standards and Conditions
All applications for wireless communication facilities that require special land use approval shall be reviewed in accordance with the following standards and conditions. If approved, such facilities shall be constructed and maintained in accordance with such standards and conditions and any additional conditions imposed by the Planning Commission and Township Board.
- a. ~~(1)~~ ^{Scenario} ~~Public Health and Safety.~~ Facilities and/or support structures shall not be detrimental to the public health, safety and welfare.
 - b. ~~(2)~~ ^{Scenario} ~~Harmony with Surroundings.~~ To the extent feasible, facilities shall be designed to be harmonious with the surrounding areas.
 - c. ~~(3)~~ ^{Scenario} ~~Compliance with Federal, State and Local Standards.~~ Wireless communication facilities shall comply with applicable federal and state standards, including requirements promulgated by the Federal Aviation Administration (FAA), Federal Communication Commission (FCC), and Michigan Aeronautics Commission. Wireless communication support structures shall comply with all applicable building codes.
 - d. ~~(4)~~ ^{Scenario} ~~Maximum Height.~~ Applicants shall demonstrate a justification for the proposed height of the structures and an evaluation of alternative designs which might result in lower heights. The maximum height of a new or modified support structure and antenna shall be the minimum height demonstrated to be necessary for reasonable communication by the applicant (and by other entities to colocate on the structure), but shall not exceed one hundred twenty (120) feet. Higher towers may be permitted, however, if necessary to achieve colocation. The buildings, cabinets, and other accessory structures shall not exceed the maximum height for accessory structures in the zoning district in which the facility is located. ^{← twenty (20) feet.}
 - e. ~~(5)~~ ^{Scenario} ~~Minimum Setbacks.~~ The setback of a new or modified support structure from any residential-zoned district or existing or proposed right-of-way or other publicly traveled road shall be no less than the total height of the structure and attachments thereto.

Where the proposed new or modified support structure abuts a parcel of land zoned for a use other than residential, the support structure shall comply with the required setbacks for principal buildings specified in the Schedule of Regulations for the zoning district in which the facility is located.

Buildings and facilities accessory to the wireless communication facility (other than the support structure) shall comply with the required setbacks for principal buildings specified in the Schedule of Regulations for the zoning district in which the facility is located.
 - f. ~~(6)~~ ^{Scenario} ~~Access.~~ Unobstructed permanent access to the support structure shall be provided for operation, maintenance, repair and inspection purposes, which may be provided through or over an easement. The permitted type of surfacing, dimensions and location of such access route shall be subject to approval by the Planning Commission, based on evaluation of the location of adjacent roads, layout of buildings and equipment on the site, utilities needed to service the facility, proximity to residential districts, disturbance to the natural landscape, and the type of vehicles and equipment that will visit the site.
 - g. ~~(7)~~ ^{Scenario} ~~Division of Property.~~ The division of property for the purpose of locating a wireless communication facility shall be permitted only if all zoning requirements, including lot size and lot width requirements are met.
 - h. ~~(8)~~ ^{Scenario} ~~Equipment Enclosure.~~ If an equipment enclosure is proposed as a building or ground-mounted structure, it shall comply the required setbacks and other requirements specified for principal buildings in the Schedule of Regulations for the zoning district in which the facility is located. If an equipment enclosure is proposed as a roof appliance on a building, it shall be designed, constructed and maintained to be architecturally compatible with the principal building.
 - i. ~~(9)~~ ^{Scenario} ~~Design Objectives.~~ The support structure and all accessory buildings shall be designed to minimize distraction, reduce visibility, maximize aesthetic appearance, and ensure compatibility with surroundings.

Accordingly, support structures shall be grey or white (~~or another color that is found to be more harmonious with surroundings~~) and shall not have lights unless required otherwise by the Federal Aviation Administration (FAA). Equipment buildings shall have a brick exterior. No signs or logos visible from off-site shall be permitted on a support structure.

j. ~~(10)~~ *Fencing*. Wireless communication facilities shall be enclosed by an open weave, green or black vinyl-coated, chain link fence having a maximum height of six (6) feet. Barbed wire may be permitted.

k. ~~(11)~~ *Structural Integrity*. Wireless communication facilities and support structures shall be constructed and maintained in structurally sound condition, using the best available technology, to minimize any threat to public safety.

l. ~~(12)~~ *Maintenance*. A plan for the long term, continuous maintenance of the facility shall be submitted. The plan shall identify who will be responsible for maintenance, and shall include a method of notifying the Township if maintenance responsibilities change.

4. Removal of Unused or Obsolete Facilities

a. A condition of every approval of a wireless communication facility shall be adequate provision for removal of all or part of the facility by users and owners upon the occurrence of one or more of the following events:

1. ~~(a)~~ When the facility has not been used for one hundred eighty (180) days or more. For purposes of this section, the removal of antennas or other equipment from the facility, or the cessation of operations (transmission and/or reception of radio signals) shall be considered as the beginning of a period of no use.

2. ~~(b)~~ Six (6) months after new technology is available at reasonable cost, as determined by the Township Board, which permits the operation of the communication system without the requirement of the support structure.

b. The situations in which removal of a facility is required, as set forth in ~~paragraph (1)~~ ^{subsection (4)(a)(i)} above, may be applied and limited to portions of a facility.

c. Upon the occurrence of one or more of the events requiring removal, the property owner or persons who had used the facility shall immediately apply for any required demolition or removal permits, and immediately proceed with and complete the demolition, removal, and site restoration.

d. If the required removal of a facility or a portion thereof has not been lawfully completed within sixty (60) days of the applicable deadline, and after at least thirty (30) days written notice, the Township may remove or secure the removal of the facility or required portions thereof, with its actual cost and reasonable administrative charge to be drawn or collected and/or enforced from or under the security posted at the time application was made for establishing the facility.

5. Application Requirements

a. *Site Plan and Special Land Use Review*. A site plan prepared in accordance with Section 29.02 shall be submitted, showing the location, size, screening and design of all buildings, outdoor equipment, and structures. Where the wireless communication facility is subject to special land use approval the procedures and standards in Section 29.03 shall be followed.

b. *Landscape Plan*. A detailed landscaping plan shall be submitted illustrating the number, species, location, and size at the time of planting of all proposed trees and shrubs. The purpose of landscaping is to provide screening and aesthetic enhancement for the structure base, accessory buildings and enclosure.

c. *Structural Specifications*. Structural specifications for the support structure and foundation shall be submitted for review. The structural specifications shall state the number of various types of antennae capable of being supported on the structure. A soils report prepared by a geotechnical engineer licensed in the State of Michigan shall also be submitted confirming that the soils on the site will support the structure. Structural plans shall be subject to review and approval by the Township Engineer.

d. *Security*. The application shall include a description of security to be posted immediately upon issuance of a building permit for the facility to ensure removal of the facility when it has been abandoned or is no longer

needed, as previously noted. In this regard, the security shall, at the election of the applicant, be in the form of: (1) cash; (2) surety bond; (3) letter of credit; or, (4) an agreement in a form approved by the Township Attorney and recordable at the office of the Register of Deeds, establishing a promise of the applicant and owner of the property to remove the facility in a timely manner as required herein, with the further provision that the applicant and owner shall be responsible for the payment of any costs and attorney's fees incurred by the Township in securing removal.

- e. *Contact Person.* The application shall include the name, address and phone number of the person to contact for engineering, maintenance and other notice purposes. This information shall be continuously updated during all times the facility is on the premises.

W. Recreation Facilities

1. Outdoor Recreation Facilities

Outdoor recreation facilities, such as, but not limited to, ski facilities, courses for off road vehicles and snowmobiles, campgrounds, baseball facilities, and swimming pools, shall comply with state and Federal regulations and the following regulations:

a. *General Requirements*

- (1) Setbacks. Principal and accessory buildings shall be set back at least seventy-five (75) feet from all property lines, unless otherwise specified herein.
- (2) Access. Outdoor recreation uses shall have direct access onto a principal arterial.
- (3) Impact on Surrounding Properties. The location, layout, design, or operation of outdoor recreation facilities shall not impair the continued enjoyment, use, and future orderly development of adjacent and nearby properties. The Planning Commission may specify the hours of operation in order to assure compatibility with adjacent uses.
- (4) Nuisance Impacts. Outdoor recreation uses shall not generate excessive noise, odors, dust, or other impacts, such that the continued use and enjoyment of adjacent properties would be impaired.
- (5) Parking. All parking for outdoor recreation uses shall be provided in off-street parking lots, designed in accordance with Section 4.01, and set back a minimum of forty (40) feet from any residential district.
- (6) Screening. Outdoor recreation uses shall be screened from view from adjacent property zoned or used for residential purposes, in accordance with Section 5.02, ~~sub-section E.~~ ^{(e).}
- (7) Accessory Retail Facilities. Accessory retail or commercial facilities, such as food and beverage facilities or equipment shops, shall be designed to serve only the patrons of the outdoor recreation facility, unless otherwise listed as a permitted use in the district in which the facility is located.

b. *Off-Road Vehicle and Snowmobile Trails, Gun Ranges*

Courses or trails for off-road vehicles, snowmobiles, or similar use, and gun ranges, shall comply with the following regulations:

- (1) Minimum Parcel Size. A minimum of eighty (80) acres shall be required for such uses.
- (2) Location. The site shall be located in a predominantly undeveloped area so as to minimize adverse impact on adjacent uses.
- (3) Operations Plan. The applicant shall provide a detailed operations plan clearly outlining the types, locations, and characteristics of uses proposed, including proposed hours of operation. The Township may regulate the operation and hours of activity to minimize adverse impacts on nearby properties.
- (4) Other Regulations. All such uses shall comply with applicable state and federal laws and regulations.

c. *Campgrounds*

Campgrounds for travel trailers, tents, tent-campers, and motor homes shall comply with the following requirements:

- (1) Setbacks. Buildings, structures, and areas designated for camping shall be located a minimum of one hundred (100) feet from all property lines. The storage of vehicles not set up for occupancy shall be

located a minimum of two hundred (200) feet from all property lines, and shall be screened in accordance with Section 5.02, ~~sub-section E.~~

- (2) Minimum Campsite Size. Each campsite shall be at least fifteen hundred (1,500) square feet in size for campsites designed to serve motorhomes, trailers, etc. Campsites designed for tent camping shall be at least six hundred (600) square feet in size.
- (3) Utilities. Each campsite shall either be provided with individual water and sewer hookups approved by the Ingham County Health Department, or shall have convenient access to approved service buildings.
- (4) Fencing. The entire campground shall be enclosed by a six (6) foot high fence, subject to the requirements in Article 6.00. The fence may be located on the side and rear property lines, but shall be setback a minimum of fifty (50) feet from any road right-of-way line.
- (5) Temporary Residency. Campgrounds shall be for seasonal recreation use only. This provision shall not apply to the manager or caretaker.

d. Swimming Pools Clubs

- (1) Enclosure. Outdoor swimming pools in single-family districts shall be enclosed within a six (6) foot high fence. All fences shall be subject to the requirements in Article 6.00. Entry shall be by means of a self-closing, self-latching gate. The latch shall be on the inside so that it is not readily available for children to open. Gates shall be securely locked when the pool is not in use.
- (2) Setbacks. Swimming pools in single-family districts shall be set back at least ^{one hundred} 100 feet from any property line that abuts a residential district. In all other districts swimming pools shall be set back a minimum distance of sixty (60) feet from all property lines. In no case shall a swimming pool be located in an easement or right-of-way.
- (3) Swimming Pool Clubs. Swimming pool clubs in residential districts shall be incorporated as non-profit organizations and shall be maintained and operated for the exclusive use of members and their guests. Membership shall be limited by subdivision, or another clearly defined geographic area as specified in the club's articles of incorporation.

e. Private Swimming Pools

- (1) Location. Private swimming pools shall be permitted as an accessory structure to the rear or side of the principal structure in residential districts, and also in front of the principal residential structure in RR, RE, AG-SF, and AG-C districts, provided that pools in front shall be screened with landscaping or natural vegetation such that they cannot be seen from the road. Pools shall not be located in any road or utility right-of-way or easement. ~~(revised 3/6/01)~~
- (2) Setbacks. Private swimming pools shall be located no closer than ten (10) feet to any side or rear property line and no closer than ten (10) feet to any building on the same parcel. Pools shall comply with the front yard setback for the district in which they are located, except that in no case shall a pool be located closer than thirty-five (35) feet to a road right-of-way line.
- (3) Fencing. Private swimming pools shall be enclosed within a minimum four (4) foot high fence. All fences shall be subject to the requirements in Article 6.00. Entry shall be by means of a self-closing, self-latching gate. The latch shall be on the pool side of the gate so that it is not readily available to children to open. Gates shall be securely locked when the pool is not in use. A fence shall not be required for pools that are wholly or partially above ground, provided that the wall of the pool is at least four (4) feet in height and that no ladder, deck, or other structure provides access to the pool while it is unattended. However, an automatic pool cover may be used in place of a fence in residential areas, per the Michigan Building Code, except in the R-1 and R-1-S Districts, high density developments, or where the pool would be within 100 feet of another property line. The automatic pool cover ~~would need to~~ ^{shall} be UL listed/approved and meet ASTM F 1346-91 standards.
- (4) All swimming pools shall be subject to the requirements in the Michigan Building Code.

2. Indoor Recreation Facilities

Indoor recreation facilities, such as, but not limited to, bowling establishments, billiard halls, indoor archery and shooting ranges, indoor tennis courts, indoor skating rinks, arcades, indoor driving ranges, and similar indoor recreation uses shall comply with the following regulations:

a. *Setbacks*

Indoor recreation uses shall be set back a minimum of seventy-five (75) feet from any property line which abuts a residential district.

b. *Adverse Impacts*

The location, design, and operation of an indoor recreation use shall not adversely affect the continued use, enjoyment, and development of adjacent properties. In considering this requirement, particular attention shall be focused on the adverse impact resulting from noise generated by the use and loitering on the premises.

c. *Access*

Indoor recreation uses shall have direct access onto a principal arterial road.

d. *Arcades and Video Gaming Devices as Accessory Uses*

Where permitted as an accessory use, arcades shall comply with the following requirements:

- (1) The arcade facilities shall be clearly incidental to the principal use on the site.
- (2) The arcade facilities shall be accessible only from within the building which contains the principal use. The arcade shall have no direct means of access to the exterior of the building.
- (3) The arcade shall operate only during the hours when the principal use is open for business.
- (4) Sufficient additional off-street parking shall be provided to serve the arcade facilities.
- (5) Where arcades are permitted as an accessory use to an eating or drinking establishment or private club or lodge, there shall be no more than one (1) arcade device for each thirty (30) persons permitted at one time, based on the occupancy load established by local code.

e. *Approvals.* Indoor recreations facilities shall comply with applicable state and Federal regulations.**X. Religious Institutions**

The following regulations shall apply to all religious Institutions, including churches, synagogues, temples, etc.:

1. Lot Width

The minimum lot width for religious institutions shall be one hundred and fifty (150) feet, unless a greater width is specified in the Schedule of Regulations for the district in which the institution is located.

2. Lot Area

The minimum lot area for religious institutions shall be two (2) acres, unless a greater lot area is specified in the Schedule of Regulations for the district in which the institution is located.

3. Parking Setback

Off-street parking shall be prohibited in the front setback area and within fifteen (15) feet of the rear or side property line.

4. Building Setback

Religious institutions shall comply with the following building setback requirements, unless larger setbacks are specified in the Schedule of Regulations for the district in which the institution is located.

- a. Front Yard: 50 feet
- b. Side Yards: 25 feet
- c. Rear Yard: 50 feet

5. Frontage and Access

Religious institutions shall be located on a paved collector or arterial road.

6. Landscaping

Religious institutions shall comply with the landscaping requirements set forth in Section 5.03.

7. Maximum Height

Churches may exceed the maximum height standard for the districts in which they are located provided that the front, side and rear setbacks are increased by one (1) foot for every foot by which the building exceeds the maximum permitted height.

Y. Group Child Day Care Home

Pursuant to Public Act 110 of 2006, as amended, a Group Child Care Home (as defined in Section 1.03) shall be issued a special use permit if the facility meets of the following standards:

1. ~~a.~~ The Group Child Care Home is located not closer than 1,500 feet to any of the following:
 - a. ~~(i)~~ Another licensed group child care home.
 - b. ~~(ii)~~ An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, Michigan Public Act 218 of 1979, as amended.
 - c. ~~(iii)~~ A facility offering substance abuse treatment and rehabilitation service to seven (7) or more people licensed under Article 6 of the public health code, Michigan Public Act 218 of 1979, as amended.
 - d. ~~(iv)~~ A community correction center, resident home, halfway house, or other similar facility that houses an inmate population under the jurisdiction of the Department of Corrections.
2. ~~b.~~ For the safety of the children, the play yard shall be enclosed with a four (4) foot high fence, which shall comply with the requirements in Article 6.00 of the Zoning Ordinance.
3. ~~c.~~ The property shall be maintained in a manner that is consistent with the characteristics of the neighborhood, and in compliance with the adopted Property Maintenance Code.
4. ~~d.~~ The facility shall not exceed 16 hours of operation during a 24-hour period.
5. ~~e.~~ Signs shall comply with Article 7.00 of the Zoning Ordinance.
6. ~~f.~~ Parking shall comply with Article 4.00 of the Zoning Ordinance.
7. g. All such facilities shall be licensed by the Department of ~~Human Services~~ ^{Licensing and Regulatory Affairs} or successor agency and shall comply with the minimum standards outlined by the Department for such facilities.

Z. Roadside Stands

The following regulations shall apply to all Roadside Stands, as defined in Section 1.03:

1. Building Size

Any building containing a roadside stand shall not be greater than two hundred fifty (250) square feet in size.

2. Site Maintenance

Suitable trash containers shall be placed on the premises for public use. Adequate provisions shall be made for waste collection and removal. Plant and vegetable waste shall be removed daily so that it does not rot or cause odors. Litter shall be picked up and disposed of daily. Crates and equipment shall be stored out-of-view.

3. Building Setbacks

Any building containing a roadside stand shall be located no closer than forty-five (45) feet to the nearest edge of the paved surface of any paved public road, and no closer than forty-five (45) feet to the improved gravel surface of any unpaved public road.

4. Parking

Off-street parking may be provided in the required front yard setback area. Parking shall conform to the regulations in Article 4.00, except that hard-surfacing shall not be required.

AA. Stables and Riding Arenas

1. Private Stables

Private stables, as defined in Section 1.03 of this Ordinance, are intended for the keeping of horses or other large animals for the non-commercial use of the residents of the principal residential use on the site. Private stables shall comply with the following requirements:

a. Location

Private stables shall not be located on land that is a part of a recorded plat ^{or condominium} unless the subdivision was designed to accommodate stables and equestrian activity.

b. Minimum Size

Private stables shall have a minimum of two (2) acres per animal but in no event shall there be less than five (5) acres.

c. Setbacks

All buildings in which animals are kept and paddocks shall be located a minimum of fifty (50) feet from any property line, any occupied dwelling, or any other building used by the public. Horses may be pastured to the side or rear property line and to the front property line in the RE, AG-SF, RR, and AG-C districts.

d. Maintenance

All stables shall be constructed and maintained so that odor, dust, noise, and drainage shall not create a nuisance or hazard to adjoining properties. All manure shall be stored at least seventy (70) feet from any property line and shall be managed in accordance with Generally Accepted Agricultural and Management Practices.

2. Public Stables

Public stables, as defined in this Ordinance, shall comply with the following:

a. Location

Public stables shall not be located on land that is a part of a recorded plat ^{or condominium}.

b. Minimum Size

Public stables shall have a minimum of two (2) acres per animal but in no event shall there be less than forty (40) acres.

c. Setbacks

All buildings in which animals are kept and paddocks shall be located a minimum of one hundred (100) feet from any property line and a minimum of fifty (50) feet from any occupied dwelling and any other building used by the public. However, horses may be pastured to the front property line.

d. Maintenance

All stables shall be constructed and maintained so that odor, dust, noise, and drainage shall not create a nuisance or hazard to adjoining properties. All manure shall be stored at least seventy (70) feet from any property line and shall be managed in accordance with Generally Accepted Agricultural and Management Practices.

e. Supervision

Persons renting horses shall be properly supervised so as to avoid conflict with ~~other~~ nearby property owners.

3. Riding Arenas

Riding arenas may be permitted as an accessory building or use, subject to the following requirements:

a. Location

Riding arenas shall not be located on land that is a part of a recorded plat.

b. Permitted Use

Riding arenas, whether located inside or outside of a building, are permitted principally for the use and enjoyment of the residents or owners of the parcel on which the arenas are located. The principal use of riding arena facilities is ~~intended to be for~~ riding, exercising and training horses by residents or owners of the parcel. However, broader uses of arenas are permitted on a limited basis subject to the regulations herein, where such uses are consistent with the goals of the Township to promote continued rural land use. Additional permitted uses include, by way of example, horse competition events, training clinics and classes, and riding lessons. Such additional uses and events shall not be open to the general public as spectators; hence, grandstands and other public facilities for spectators are not permitted. However, observation platforms or similar viewing facilities for participants are permitted. Riding arenas may contain stables, ~~pursuant to~~

c. Setbacks

Riding arenas and outdoor practice tracks shall comply with the setback requirements specified in the Schedule of Regulations for the district in which they are located, except as follows:

- i. ~~(1)~~ Such facilities shall be located at least fifty (50) feet from any property line in the RR, RE, or AG-SF district. ~~§~~
- ii. ~~(2)~~ Such facilities shall be located at least two hundred (200) feet from any residential subdivision, condominium development, or multiple family residential development ~~of record~~, as measured from the nearest edge of the facility to the nearest boundary line of the residential development.
- iii. ~~(3)~~ Buildings in which animals are kept shall comply with the applicable setback requirements for stables.
- iv. ~~(4)~~ Horses may be pastured to all property lines, including the front property line/road right-of-way line, provided that an eighteen (18) inch setback is provided for an electric fence, pursuant to Section 6.02 ~~(B)(3)~~. ~~sub-section B.3-~~

d. Floor Area

Notwithstanding limitations in Section 2.03 on accessory building size, the gross floor area of any riding arena building shall not exceed 15,000 square feet.

e. Maximum Height

Riding arenas shall comply with the height requirements ~~for~~ ^{principal buildings in} the district in which they are located.

f. Maintenance

Riding arenas shall be constructed and maintained so that odor, dust, noise, and drainage shall not create a nuisance or hazard to adjoining properties. All manure shall be stored at least seventy (70) feet from any property line and shall be managed in accordance with Generally Accepted Agricultural and Management Practices.

g. Restrictions on Horse Competitions and Similar Events

Although horse competitions and similar events may further the rural use of land, it is intended that such events not become commercial operations and that they be located, laid out, and operated in a manner that does not impair the continued enjoyment, use and future development of nearby properties. Consequently, such events shall adhere to the following restrictions:

- i. ~~(1)~~ Events at which horses or other animals must be trailered in shall occur no more frequently than twice per month. Such event shall last one (1) day only, between the hours of 8:00 a.m. to 8:00 p.m.
- ii. ~~(2)~~ No more than thirty (30) trailers shall be brought onto the property at one time. Trailer ~~and~~ [§] other vehicles shall be parked no closer than forty (40) feet to any property that is zoned or used for residential purposes. In consideration of the frequency of events, paving of parking and driveways shall not be required,

provided that dust control is implemented when needed.

~~iii.(2)~~ Accessory food concession and restroom facilities are permitted, subject to the following:

- ~~ii.~~ Accessory facilities shall be contained within the riding arena building or other building.
- ~~iii.~~ Accessory facilities shall be designed to serve the participants in the events, and shall not be open to the general public.
- ~~iii.~~ Sales of merchandise shall not be permitted.
- ~~iv.~~ Permanent restrooms in the arena building or another building are required; portable toilet facilities are not permitted.

~~iv.(4)~~ Overnight outdoor camping and overnight lodging within a building are not permitted.

~~v.(5)~~ Signs shall comply with the requirements for Signs for Nonresidential Uses (Section 7.07, ~~sub-section E~~).

~~vi.(8)~~ Exterior lighting shall comply with Section 2.12. Arena lighting to facilitate outdoor events after dark is prohibited.

~~vii.(7)~~ Loudspeakers outside of the arena building are prohibited, unless the applicant can demonstrate to the satisfaction of those who have review authority at the Township that the loudspeakers will not disrupt the use and enjoyment of adjacent land.

~~viii.(8)~~ Horse competitions or similar events ~~proposed in conjunction with a new arena or addition to an existing one~~ shall be reviewed following the normal site plan review process. ~~Where there is no new construction, such proposals shall be subject to review and approval by the Township Board.~~

h. Outdoor Tracks

Outdoor tracks shall be permitted, provided they are setback at least fifty (50) feet from any property line, ~~and~~ subject to review by the Township Engineer so as to minimize impact on drainage patterns in the area.

i. Written Agreement

All required conditions and limitations on the use of a riding arena shall be set forth in a written document, prepared in a recordable form. Upon approval the site plan and prior to issuance of a building permit, the agreement shall be recorded by the Township in the Ingham County Office of the Register of Deeds, unless otherwise agreed to by the Township Board.

j. Approval Criteria

The Planning Commission shall determine that all of the following criteria will be met prior to approving the plans for a riding arena:

~~i.(1)~~ All requirements set forth in this sub~~x~~section will be complied with.

~~ii.(2)~~ No living quarters will be located in the arena building.

~~iii.(3)~~ The arena will be compatible in terms of appearance and function with surrounding land uses.

~~iv.(4)~~ The arena is not likely to negatively affect the value of other property in the area in which it is located.

4. Stables for Breeding and Training Horses

Stables which are used solely for breeding and training horses and which do not satisfy the definition of "private or public stable" or "riding arena" shall be considered farms, as defined in Section 1.03, and shall be subject to the regulations applicable to farms.

BB. Stamping Plants, Punch Presses, Press Brakes, and other Machines

The following regulations shall apply to stamping machines, punch presses, press brakes, and other machines:

1. General Requirements

All such machines shall have shock absorbing mountings and be placed on a suitable reinforced concrete footing.

No machine shall be loaded beyond the capacity prescribed by the manufacturer. All such machines shall comply with the noise and vibration standards in Article 9.00.

2. Automatic Screw Machines

Automatic screw machines shall be equipped with noise silencers, and shall not be located closer than three hundred (300) feet from any property zoned or used for residential purposes.

3. Setbacks

Punch and stamp presses, other than hydraulic presses shall comply with the following capacity standards:

Maximum Capacity (Tons)	Distance from Nearest Residential District (feet)
50	250
100	300
150	500

Hydraulic presses shall comply with the following capacity standards:

Maximum Capacity (Tons)	Distance from Nearest Residential District (feet)
50	250
750	300
1000	500

4. Press Brakes

Press brakes shall be set back at least three hundred (300) feet from any property line zoned for residential use.

CC. Utility Structures and Substations

Utility structures, substations, and similar uses shall comply with the following regulations:

1. Location

Where feasible, utility structures and public service buildings shall be located so as to not hinder the development of the area or detract from the value of adjoining development.

2. Design

All such uses shall be contained in buildings that are architecturally compatible with buildings in the vicinity and shall be screened in accordance with Section 5.02, ~~subsection E.~~

3. Off-site Impact

Such uses shall not create a health or safety hazard, a nuisance, or have deleterious impact on the surrounding area either due to appearance or operation.

4. Security Fencing

Security fencing may be permitted, subject to the requirements in Article 6.00.

DD. Veterinary Clinics

Veterinary clinics shall comply with the following requirements:

1. Small Animal Clinics

a. Enclosure

^{services provided}
All ~~activities~~ shall be ~~conducted~~ within a completely enclosed building.

~~b. Setbacks~~

~~All buildings shall be set back at least two hundred (200) feet from abutting land that is zoned for residential use.~~

b Kennels

Kennels associated with veterinary clinics shall comply with the following setback requirements:

- i (1) Minimum setback for fully-enclosed kennel buildings: ^{two hundred} 200 feet from any residential structure on another parcel.
- ii (2) Minimum setback for outdoor runs, animal yards, or any other portion of the kennel where animals will be allowed outdoors: ^{three hundred} 300 feet from any residential structure on another parcel.
- iii (2) Animals shall not be ^{allowed} kept in outdoor runs between the hours of 6:00 p.m. and 8:00 a.m.

2. Large Animal Clinics

a. Range of Services

^{a large animal} The veterinary clinic shall ^{provide service} cater to horses, livestock and other farm animals. A small animal clinic may be an accessory use.

b. Access

The veterinary clinic shall front on or have direct access to a hard-surfaced road.

~~c. Accessory Office Uses~~

~~Any office area shall be an accessory use to the clinic and shall be attached to the treatment or surgical facilities.~~

c.d. Setbacks

No building other than a stable shall be located closer than fifty (50) feet to any dwelling on the premise and seventy-five (75) feet to any adjacent property line.

d.e. Kennels

Kennels associated with veterinary clinics shall comply with the following setback requirements:

- (1) Minimum setback for fully-enclosed kennel buildings: ^{two hundred} 200 feet from any residential structure on another parcel.
- (2) Minimum setback for outdoor runs, animal yards, or any other portion of the kennel where animals will be allowed outdoors: ^{three hundred} 300 feet from any residential structure on another parcel.

e.f. Maintenance

All stables and treatment areas shall be constructed and maintained so that odor, dust, noise, and drainage shall not create a nuisance or hazard to adjoining properties. All manure shall be removed from the premises or spread and cultivated at least once per week so as to control odors and flies.

f.g. Setback of Stable or Paddock

No stable or confined paddock area shall be located nearer than fifty (50) feet to any property line. Horses and livestock may, however, be pastured to the property line provided the pasture is properly fenced.

g.h. Minimum Lot Size

^{Large animal} Veterinary clinics shall have a minimum lot area of five (5) acres.

~~i. Signs~~

Just
reference
Article
nos.

~~The veterinary clinic shall be permitted one (1) identification sign with a maximum size of twenty (20) square feet, in accordance with Article 7.00.~~

~~j. Parking~~

~~The veterinary clinic shall provide parking at the ratio of one (1) space per four hundred (400) square feet of usable floor area in the clinic, plus one (1) space per employee on the largest working shift. Parking shall comply with the requirements in Article 4.00.~~

EE. Retreat Centers1. Minimum Lot Area

Retreat centers shall be located on parcels having a minimum size of ten (10) acres.

2. Access

Retreat centers shall have direct access to an existing paved public road.

~~3. Maximum Floor Area~~

~~The usable floor area of retreat centers shall not exceed three thousand (3,000) sq. ft.~~

~~3.4. Health Department Approval~~

Approval from the ^{Ingham County} Health Department for the septic system, water supply well, and kitchen facilities shall be submitted prior to final Township approval.

~~4.5. Fire Department Approval~~

^{NIESA} Fire Department inspection and approval ^{by the Northeast Ingham Emergency Services Authority (NIESA)} shall be requested to establish a maximum occupancy load for the facility. ~~The Fire Department~~

~~5.8. Parking~~

Off-street parking shall be provided in the following amounts: One (1) space per person, based on the occupancy load of the building, plus one (1) space per employee. Parking areas shall be properly drained and surfaced with gravel but need not be paved.

~~6.7. Overnight Use~~

Overnight accommodations are prohibited.

~~7.8. Screening and Landscaping~~

Retreat centers shall comply with the screening and landscaping requirements for Non-Residential Uses in a Residential or Agricultural District (Section 5.03 (C)).

~~9. Building Inspector Approval~~

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~~Building Inspector review of the site plan shall be required prior to final action by the Planning Commission and Township Board. This review shall not be considered a substitute for the normal review of construction plans prior to issuance of a building permit.~~

~~8.10. Setbacks~~

Retreat centers shall comply with the setback requirements for principal uses in the AG-SF district.

FF. Landscape Contractors' Operations

Landscape contractors' operations shall comply with the following requirements:

1. All vehicles and equipment shall be stored in a fully enclosed building.
2. Front loaders and similar equipment used on the site shall be limited to a one (1) yard bucket.
3. There shall be no outside storage or stock piling of materials or debris, other than peat, bark, stone and similar raw materials normally used in the nursery/landscaping business. Such materials shall be screened so they are not visible from any property line.
4. Building contractors, road contractors, and similar operations are prohibited.
- ~~5. No more than ten percent (10%) of the total site area shall be occupied by buildings, storage, parking, or other facilities associated with the landscaping contractor's operations.~~
- ~~5.6.~~ The Planning Commission shall have the authority to establish hours of operation so as to minimize the impact of the facility on nearby residential uses.
- ~~6.7.~~ Landscape contractors' operations, including buildings, storage areas, stockpiles, and vehicle and equipment parking, shall comply with the following minimum setback requirements: front: 50 feet, sides: 30 feet, and rear: 40 ft.

GG. Outdoor Events

1. Outdoor Events.

For the purposes of this Section, the words "Outdoor Events" shall mean any musical concert, festival, fair, carnival, show, or similar gathering at which music or entertainment is provided by performers or prerecorded means, at which members of the public are invited or admitted for a charge or for free. The regulations in this Section are not intended to apply to regular season baseball, soccer, football or other sports league games; sports or athletic activities or games organized and managed by the school district or Township; or, family gatherings of residents, such as reunions, where members of the general public are not invited. Applications for Outdoor Event permits shall initially be screened by the ~~Planning Coordinator and Building Inspector~~, who shall make a determination whether a proposed event requires full review and approval pursuant to these regulations. The ~~Planning Coordinator and Building Inspector~~ may waive these requirements upon finding that a proposed event will be attended by less than ~~(100)~~ persons, provided that such a finding is based on written evidence in the form of a signed guest list, copies of written invitations, etc.

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Assistant and Township Supervisor,

2. Application.

In addition to information required by the standard special land use application by the Township, the following information shall be provided on any application for a permit to operate an Outdoor Event:

- a. The names, residence and mailing addresses, and telephone numbers of the person responsible for the Outdoor Event and the owner of the property where the Outdoor Event is proposed to occur. If the applicant is an organization or business, then the name, address, and telephone number of a contact person shall be provided.
- b. A description of the proposed Outdoor Event.
- c. The date or dates, location, and proposed hours of operation of the Outdoor Event.
- d. If the applicant is not the owner of the property on which the Outdoor Event is proposed, then evidence of the applicant's right to use the premises for the Outdoor Event shall be submitted.
- e. A statement of the number of people expected to attend the Outdoor Event for each date it is conducted, and an explanation of the evidence of admission which will be used.
- f. An indemnification agreement to save and keep the Township free and harmless from any and all loss or damages or claims for damages, including attorney's fees and litigation costs, arising from or out of the Outdoor Event. The indemnification agreement shall be subject to approval of the Township Attorney.

- g. A plan and schedule for complete clean-up of the site following the Outdoor Event.
 - h. Other information necessary to demonstrate compliance with all of the regulations and standards set forth herein.
3. Site Plan. An application for a permit for an Outdoor Event shall be accompanied by a site plan, drawn to scale, showing the location and plan to supply or maintain the following systems and services:
- a. Police and fire protection facilities and services.
 - b. Water supply and facilities.
 - c. Food supplies and facilities.
 - d. Sanitation facilities.
 - e. Medical and first-aid facilities.
 - f. Vehicle ingress and egress and parking facilities, including means of access for emergency vehicles.
 - g. The areas and facilities to be used for performances.
 - h. The areas and facilities to be used for seating, showing the locations of all aisles.
 - i. The location and type of temporary lighting, sound, and public address facilities.
 - j. The nature and locations of signs and markings to be used to direct people and delineate various areas and facilities.
 - k. All physical facilities to be constructed or placed on the premises, including, but not limited to, fences, ticket booths, grandstands, stages, concession facilities, and offices.
 - l. All other applicable site plan requirements specified in Section 29.02.
4. Minimum Requirements. No Outdoor Event shall be conducted or permitted unless all of the following requirements are met:
- a. Parcel Size. Outdoor Events shall be permitted only on parcels that are forty (40) acres or larger.
 - b. Hours of Operation. Outdoor Events shall not begin before 10:00 a.m. nor extend later than 10:00 p.m., unless otherwise permitted by the Township upon finding that longer hours will have no impact on use of surrounding property.
 - c. Fencing. The premises shall be completely enclosed by a fence of sufficient height and strength to preclude persons in excess of the maximum permissible from gaining access and to aid in crowd control. Sufficient gates shall be provided to allow safe ingress and egress.
 - d. Parking. Adequate parking spaces shall be provided for persons attending the Outdoor Event by motor vehicle. At minimum, one (1) off-street parking space shall be provided for every three (3) persons expected to attend or be employed at an Outdoor Event. Parking along the shoulder of any road shall be prohibited. Properly marked barrier-free spaces shall be provided in accordance with the schedule in Section 4.01, ~~sub-section C-5~~. A plan illustrating the proposed parking layout, including method of delineating spaces and drive aisles, shall be submitted for approval. The parking layout shall comply with the dimensional and other applicable requirements in Article 4.00 of the Zoning Ordinance, although paving shall not be required for a temporary Outdoor Event. (4)(5)
 - e. Traffic Circulation and Control. A plan for traffic circulation and control shall be submitted for review. The plan shall include provisions for emergency vehicle access at all times. Provisions shall be made for an adequate number of traffic control officers to provide for the safe, orderly, and expeditious movement of traffic, prior to,

during, and after the Outdoor Event. The adequacy of the plan shall be subject to approval by the Meridian Township Police Department and Northeast Ingham Emergency Services Authority (NIESA). The sponsors of the Outdoor Event shall pay for the cost of such traffic control.

- f. *Security Guards.* A minimum of two (2) security guards shall be provided. One (1) additional security guard shall be provided for each two hundred (200) people (or fraction thereof) expected to be in attendance above the initial two (200) people, unless the Meridian Township Police Department determines that greater or fewer guards are needed to preserve order and protection property on and around the site of the Outdoor Event.
- g. *Potable Water.* Potable water shall be available in sufficient quantity and pressure for drinking and sanitation purposes for the entire Outdoor Event, including under conditions of peak demand. The water supply shall comply with applicable County and State laws and regulations.
- h. *Toilet Facilities.* A minimum of ten (10) toilet facilities shall be provided per five hundred (500) people anticipated to attend the Outdoor Event. In addition, two (2) toilet facilities shall be provided for each additional two hundred fifty (250) people. Public or common use toilets shall comply with Federal Americans with Disability (ADA) guidelines, which require that five percent (5%) of the total number, and not less than one (1) toilet facility per cluster of toilet facilities, shall be barrier-free. All toilet facilities shall be provided with soap and paper towels and shall comply with applicable County and State laws and regulations.
- i. *Liquid Waste Disposal.* Proper liquid waste disposal from the premises shall be provided so as to prevent a nuisance or menace to public health. If liquid waste retention and disposal is dependent upon pumpers and haulers, they shall be licensed in accordance with County and State laws and regulations.
- j. *Solid Waste Disposal.* Proper solid waste storage and removal shall be provided so as to prevent a nuisance or menace to public health. Storage shall be in covered containers having a minimum capacity of thirty-six (36) gallons, provided at a rate of one (1) container per one hundred (100) persons expected to attend the Outdoor Event. The sponsor of the Outdoor Event shall provide the Township with a true copy of an executed agreement with a licensed solid waste disposal firm, which agreement shall provide for proper removal of solid waste from the premises within twenty-four (24) hours following the Outdoor Event. For multiple day events, solid waste shall be removed from the premises every day.
- k. *Electrical Service.* A plan for providing electrical service to the site shall be submitted, which plan shall be subject to approval by the Building Official. All electrical wiring shall be installed in compliance with the Michigan Building Code.
- l. *Noise Control.* Sound or noise resulting from the Outdoor Event, when measured at the property line, shall not exceed the normal ambient sound level on adjacent property between the hours of 10:00 p.m. and 10:00 a.m. At all other times, the sound or noise level produced by the Outdoor Event shall not exceed normal ambient sound level on adjacent property by more than five (5) decibels. Furthermore, no sound or noise shall be produced that causes annoyance to or a threat to the health and safety of the occupants of the adjacent property.
- m. *Illumination.* Electrical illumination shall be provided to all areas that are intended to be occupied after dark. A lighting plan shall be submitted showing the location and types of lighting fixtures and level of illumination for open areas reserved for spectators, stage areas, parking areas, and restroom and concession areas.
- n. *Communications Facilities.* An emergency communication system shall be provided and maintained for the duration of the Outdoor Event, which system shall be subject to approval by the County Sheriff's Office and the Chief of the Northeast Ingham Emergency Services Authority (NIESA).
- o. *Overnight Facilities.* Those who attend an Outdoor Event shall not be allowed to remain on the premises overnight. Overnight use of the premises by performers or employees of the Outdoor Event may be permitted, however, subject to review of detailed plans for the accommodations for overnight use, such as camper or trailer parking, sanitation facilities, and bathing facilities.
- p. *Signs.* Signs shall comply with the standards for ~~Community Special Event Signs~~ in Section 7.05, ~~subsection 6.~~ ^{6.} ~~subsection~~
- q. *Food Service.* If food service is made available, it shall be delivered only through concessions licensed and

operated in accordance with State and County laws and regulations.

- r. *Medical Facilities.* If the Outdoor Event is expected to be attended by 2,000 or more people, emergency medical facilities shall be provided on the premises for the duration of the event.
 - s. *Prohibited Activities.* It shall be unlawful to conduct or permit any obscene display or entertainment; to cause or create a disturbance by obscene or disorderly conduct; to permit consumption or use of or make available liquor, narcotics, or narcotic drugs.
 - t. *Fire Protection.* Adequate fire protection shall be provided in accordance with guidelines provided by the ~~Township Fire Board~~ ^{NIESA}. Flammable vegetation and other fire hazards shall be removed from the site of the Outdoor Event. Equipment to extinguish fires, as required by the ~~Chief of the Williamston Community Fire Department~~ ^{NIESA}, shall be provided. Open fires are prohibited.
 - u. *Performance Guarantee.* A performance guarantee meeting the requirements of Section 2.18 shall be deposited with the Township to assure proper clean-up of the site in accordance with the clean-up plan that is required with the application.
 - v. *Insurance.* The applicant shall acquire and maintain, at its sole expense, public liability insurance, naming the Township as an additional insured. The insurance shall be purchased from companies approved by the Commissioner of Insurance of the State of Michigan, and shall cover bodily injury, property damage and personal injury in amounts specified by the Township Supervisor. The applicant shall furnish and deliver certificates of insurance demonstrating the existence of the insurance in the minimum amounts required by the Township. Each certificate shall provide that the Township shall receive not less than thirty (30) days written notice of cancellation, expiration, or termination.
5. Standards for Approval. The Township Board may approve an Outdoor Event special land use proposal upon receiving a recommendation from the Planning Commission and making the following findings:
- a. The Outdoor Event will be held at a location which complies with and meets all Township, County, and State health, zoning, fire, and safety ordinances, laws, and requirements.
 - b. All application and site plan information required by the Zoning Ordinance has been provided.
 - c. The Outdoor Event will be conducted in full accord with all requirements of the Zoning Ordinance and this ~~sub~~ ^s section, in particular.
 - d. The Outdoor Event will be conducted in a manner that will not create a threat to health, safety and welfare, or adversely affect nearby residents' use and enjoyment of their properties.
 - e. All facilities and services required by this section will be furnished and that all prior approvals from State and County agencies have been obtained.
 - f. The Outdoor Event will not adversely affect the ability to furnish the remainder of Township with adequate police and fire protection.

HH. Nature Centers, Demonstration Farms

Nature Centers, Demonstration Farms, and similar uses shall comply with the following regulations:

- 1. Setbacks. Principal and accessory buildings shall be set back at least seventy-five (75) feet from all property lines.
- 2. Parcel Size. The parcel on which such a facility is located shall be least ten (10) acres in size.
- 3. Impact on Surrounding Properties. The location, layout, design and operation of such a facility shall not impair the continued enjoyment, use, and future development of adjacent and nearby properties. The Planning Commission may specify the hours of operation to assure compatibility with adjacent uses.
- 4. Parking. All parking for such facilities shall be provided in off-street parking lots, designed in accordance with

Section 4.01, except as follows:

- a. Off-street parking shall be set back a minimum of forty (40) feet from any property that is zoned or used for residential purposes.
 - b. The number of spaces required shall be determined on a case-by-case basis, upon consideration of the character of the specific use being proposed.
 - c. The Planning Commission may waive the paving requirements in Section 4.01(D)(4) for parking and driveways, upon making the determination that another type of surface will be adequate to handle the anticipated level of traffic. In making a determination regarding paving, the Planning Commission shall consider the types of vehicles anticipated (e.g., volume of bus traffic, size and weight of vehicles, etc.). The Planning Commission may seek the advice of the Building Inspector ~~and/or~~ Township Engineer. If paving is not required, then the site plan shall include a commitment to provide dust control in parking areas and on driveways. *Official and*
 - d. The Planning Commission may waive parking lot lighting requirements upon making the determination that the facility will be used only during daylight hours.
 - e. The Planning Commission may waive parking lot landscaping requirements upon making the determination that existing vegetation to be retained on site satisfies the objectives of the Ordinance, as well as the intent to maintain the rural, non-commercial character of the site.
5. Accessory Facilities. Accessory retail, food concession, and restroom facilities may be permitted, subject to the following:
- a. Accessory facilities shall be contained within the nature center building or other principal building.
 - b. Accessory facilities shall be designed only to serve the patrons of the Nature Center or Demonstration Farm.
 - c. Permanent restrooms in the nature center building or other principal building shall be required; portable toilet facilities shall not be permitted.
 - d. Overnight camping is not permitted. Overnight lodging within a building may be permitted, but only where such activity is incidental to the educational program being offered. Accommodations for overnight lodging shall be illustrated on the approved site plan.
6. Permits. Copies of all county, state and ~~Federal~~ permits required to operate the facility shall be submitted to the Township.
7. Identification of Species. The site plan application shall identify in writing any living species of flora or fauna that will be kept at the facility that does not occur naturally in Williamstown Township. Methods to prevent the release of these species into the Township environment shall be specified, where appropriate.
8. Manure Management. If animals are to be kept at a such a facility, then the site plan application package shall include a manure management plan, which shall describe where and how often the manure will be spread or otherwise disposed.
9. Signs. Signs shall comply with the requirements for Signs for Nonresidential Uses in Section 7.07 ~~sub-section~~ ^(F). ~~E~~
10. Hunting. Hunting shall not be permitted on a Nature Center or Demonstration Farm site.
11. Single-Family Dwelling. One single-family dwelling shall be permitted, to serve as the principal residence of the owner or operator of the facility.
12. Trail Use. Trails shall be designed and used principally for pedestrian use. Motorized tours of the facility shall not be permitted.

II. Automobile Body, Frame, and Fender Straightening Shops, and Automobile Collision Repair Establishments

The following regulations apply to Automobile Body, Frame, and Fender Straightening Shops, and Automobile Collision Repair Establishments:

1. Minimum Lot Area

The minimum lot area required for such uses shall be 40,000 sq. ft.

2. Minimum Lot Width

The minimum lot width required for such uses shall be 200 ft.

3. Minimum Setbacks

All such establishments shall comply with the setback requirements for the district in which the use is located. However, a minimum setback of forty (40) feet shall be maintained on all sides ~~which~~ ^{that} abut property that is zoned or used for residential purposes.

4. Layout

All equipment related to the use shall be enclosed entirely within a building. Service bay doors and windows shall be oriented so they face away from public streets and roads and abutting residentially zoned or used property.

5. Services

All such uses shall take place within ^{an} enclosed building. Overhead doors shall be kept closed except to bring vehicles, supplies, and equipment in ^{or} out.

6. Performance Standards/Use of Best Available Technology

All activities related to such uses must comply with the Performance Standards in Article 9.00, and the following additional requirements:

- a. All building walls and roof shall be double insulated with at least seven (7) inches of standard building insulation, to assure compliance with Township noise standards unless the applicant can demonstrate that another building design would be effective in controlling sound emissions.
- b. The applicant shall demonstrate to the satisfaction of the Planning Commission and Township Board that the facility will provide state of the art equipment and features, using the best available technology, so as to fully control emission of paint odors and air contaminants from the facility. Manufacturers specifications on equipment and paint should be submitted to demonstrate compliance with this requirement.

7. Outside Storage

Inoperable, wrecked or partially dismantled vehicles may be stored or parked outside for up to seven (7) days, during which time the vehicles must be stored in the rear yard within a six (6) foot high masonry screening wall or wood fence, constructed in accordance with Section 6.01. The Planning Commission may require landscaping outside of the required wall or fence.

8. Vehicle Sales and Storage

The storage, sale, or rental of new or used cars, trucks, trailers, and any other vehicles on the premises is prohibited, unless included as part of an approved site plan.

9. Land Use Compatibility

When considering whether such a use should be permitted on a particular site, the Planning Commission and Township Board shall consider the nature of surrounding existing land use and the character of new development in the surrounding neighborhood. The Planning Commission and Township Board may require landscaping and screening above and beyond the specific standards set forth in this Ordinance where necessary to achieve compatibility with existing or planned land use; or, the Planning Commission may recommend denial and/or the Township Board may deny special land use approval ^{if} land use compatibility cannot be achieved.

JJ. Small Wine Makers and Hard Cider Producers

It is the intent of the regulations in this subsection to permit small wine makers and hard cider producers in the interest of providing jobs, promoting agritourism and enhancing rural character. It is further the intent of these regulations to prevent development of small wine makers and hard cider producers that are out of scale or out of character with surrounding land use. Accordingly, small wine makers and hard cider producers, as defined in Section 1.03 of the Zoning Ordinance, shall comply with the following regulations:

1. **Setbacks.** Principal and accessory buildings shall comply with the setback requirements for the district in which they are located.
2. **Location.**
 - a. Small wine makers and hard cider producers shall not be located on land that is part of a recorded residential plat or residential condominium.
 - b. ~~Small wine makers and hard cider producers located in the Rural Residential District or Rural Estates District shall be located within 300 feet of an existing commercial establishment or Commercial Agricultural district.~~ *delete*
3. **Impact on Surrounding Properties.** The location, layout, design, operation and size of such a facility shall not impair the continued enjoyment, use, and future development of adjacent and nearby properties. The Planning Commission may specify the hours of operation to assure compatibility with adjacent uses.
4. **Performance Standards.** Small Wine Makers and Hard Cider Producers shall comply with the Performance Standards in Article 9.00.
5. **Parking.** All parking shall be provided in off-street parking lots, designed in accordance with Section 4.01, except as follows:
 - a. Off-street parking shall be set back a minimum of thirty (30) feet from any property that is zoned or used for residential purposes.
 - b. The number of spaces required shall be determined on a case-by-case basis, based on consideration of the types and sizes of facilities proposed.
 - c. The Planning Commission may waive the paving requirements in Section 4.01(D)(4) for parking and driveways, upon making the determination that another type of surface will be adequate to handle the anticipated level of traffic, and in consideration of the desire to maintain the rural, non-commercial character of the site through use of a pervious surface. In making a determination regarding paving, the Planning Commission shall consider the types of vehicles anticipated (for example, whether there will be bus traffic). If paving is not required, then the site plan shall include a commitment to provide dust control in parking areas and on driveways.
 - d. The Planning Commission may waive parking lot lighting requirements, in the interest of preserving the rural residential character, and upon making the determination that the facility will be used only during daylight hours.
 - e. The Planning Commission may waive parking lot landscaping requirements upon making the determination that existing vegetation to be retained on site satisfies the objectives of the Ordinance.
6. **Accessory Retail Facilities.** Accessory retail facilities, such as a wine or hard cider tasting room, a gift shop limited to merchandise related to the wine or hard cider business, or retail sales of wine or cider, may be permitted, subject to the following:
 - a. Accessory retail facilities shall be clearly incidental to the principal small wine maker or hard cider producer use and shall be designed to serve only the patrons of the small wine maker or hard cider producer use. Retail facilities shall occupy no more than twenty-five percent (25%) of the gross floor space in the accessory building.
 - b. Accessory retail facilities shall be fully contained within a building.
 - c. All such accessory retail facilities shall be clearly demarcated on the site plan.
 - d. Permanent restroom facilities shall be required; portable toilet facilities shall not be permitted.
 - e. Accessory buildings shall comply with the dimensional requirements of the district in which they are located.
7. **Permits and Licenses.** Copies of all state and federal permits and licenses required to operate the facility shall be submitted to the Township.
8. **Signs.** ~~In the RR, RE, AG-SF, and AG-C districts, signs shall comply with the requirements for Signs for Nonresidential Uses in Section 7.07, sub-section E.~~ ^{(5).} In the B-1, B-2, and I-1 districts, signs shall comply with the requirements for Nonresidential District Signs in Section 7.08.

9. **Single-Family Dwelling.** In the RR, RE, AG-SF, and AG-C districts, one single-family dwelling shall be permitted, to serve as the principal residence of the owner or operator of the facility.
10. **Special Outdoor Events.** A special outdoor event, which may include music, food, wine tasting, and the like, if the proposed event will be attended by 50 or more persons at one time, shall require a temporary use permit issued by the Building Official pursuant to Section 2.07.
11. **Production Limits.** Small wine makers and hard cider producers in the RR, RE, and AG-SF districts shall manufacture or bottle no more than 25,000 gallons in one calendar year. Small wine makers and hard cider producers in the AG-C, B-1, B-2, and I-1 districts shall manufacture or bottle no more than 50,000 gallons in one calendar year.

KK. Wind Energy Systems

1. **Purpose.**

There is growing interest in the development of wind energy systems to reduce reliance on fossil fuels for the purpose of generating electricity. Although wind energy systems can be a desirable renewable energy source that is healthy for the climate, these systems can generate harmful and annoying impacts if they are not properly designed and located within the community. The purpose of the regulations in this subsection is to allow wind energy systems to be developed in Williamstown Township within guidelines that will minimize adverse impacts on residents, wildlife, and the environment.

2. **Definitions.**

The following words, terms, and phrases, when used in this subsection, shall have the meanings ascribed to them, except where the context clearly indicates a different meaning:

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighting network, expressed as dBA.

Anemometer Tower: A freestanding tower containing instrumentation, such as anemometers that are designed to provide present moment wind data for use by the supervisory control and data acquisition (SCADA) system (may also be called a Meteorological Tower or Testing Tower).

ANSI: The American National Standards Institute.

Background Sound: Sound from all sources except the source of interest.

Decibel: A unit used to measure the intensity of sound, equal to twenty (20) times the common logarithm of the ratio of the pressure produced by the sound to a reference pressure, usually 0.0002 microbar.

End of Useful Life: The end of the manufacturer's recommended useful life of the product, when leases or easements expire, when a wind energy system or parts of a wind energy system are abandoned for twelve (12) consecutive months or more, or when power purchase agreements expire.

Height: For a horizontal axis wind turbine: The distance between the base of a wind turbine tower at grade to the tip of the blade at its highest reach. For a vertical axis wind turbine: The distance between the base of the wind turbine tower at grade and highest point of the tower.

Horizontal Axis Wind Turbine: A wind turbine that utilizes a main rotor shaft and electrical generator at the top of the tower and points into the wind for optimal operation.

IEC: The International Electrotechnical Commission.

ISO: The International Organization for Standardization.

Laydown Yard: A designated area where turbine components are temporarily stored prior to erection. A central laydown yard may be used for the project or there may be several laydown yards. A laydown yard may be used temporarily during construction or may be a permanent feature of the wind energy system development.

L_{eq} : The equivalent average sound level for the measurement period.

L_{den}: An equivalent sound level, day-evening-night average, over a 24-hour period at the most exposed façade, outdoors; a 10 dB penalty is added to nighttime sound (10:00 p.m. to 7:00 a.m.) and a 5 dB penalty is added to evening sound (7:00 p.m. to 10:00 p.m.).

Nacelle: A cover that houses all the generating components in a wind turbine, including the generator, gearbox, drive train, and brake assembly.

Nameplate Capacity: The designed full-load sustained generating output of an energy facility. Nameplate capacity shall be determined by reference to the sustained output of an energy facility even if components of the energy facility are located on different parcels, whether contiguous or noncontiguous.

Participating Parcel: A parcel that is under a lease or easement for development of a utility-scale wind energy system.

Non-participating Parcel: A parcel for which there is not a signed leased or easement for development of a proposed utility-scale wind energy system.

On-Site Wind Energy System: A land use for generating electric power from wind that is intended to serve the needs of the consumer on-site.

SCADA: Supervisory Control And Data Acquisition, a control system architecture comprising computers, networked data communications, and graphical user interfaces for high-level supervision of machines and processes.

Shadow Flicker: Alternating changes in light intensity caused by the moving blade of a wind turbine casting shadows on the ground or on stationary objects, such as a window or face of a dwelling unit.

Utility-Scale Wind Energy System: A system that captures and converts wind into electricity, which may be for the purpose of sale or for use in locations other than solely the wind energy facility property. Wind energy system or facility includes, but is not limited to, the following equipment and facilities to be constructed by an electric provider or independent power producer: wind towers; wind turbines; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; energy storage facilities; overhead and underground control; communications and radio relay systems and telecommunications equipment; monitoring and recording equipment and facilities; erosion control facilities; utility lines and installations; generation tie lines; ancillary buildings; wind monitoring stations; and accessory equipment and structures.

Vertical Axis Wind Turbine: A wind turbine that uses a vertical rotor shaft and is often mounted on the ground or a building. A vertical axis wind turbine does not need to point into the wind to be effective.

WES: Wind Energy System.

Wind Turbine: A group of component parts used to convert wind energy into electricity, including the tower, base, rotor, nacelle, and blades.

3. On-Site Wind Energy Systems

On-site wind energy systems designed to serve the needs of a single home, farm, or small business are permitted subject to the following regulations:

- a. **Site Plan Approval.** On-site wind energy systems require site plan approval, pursuant to Section 29.02.
- b. **Permitted Height.** The maximum height of an on-site wind energy system serving a home or small business shall be sixty (60) feet. The maximum height of an on-site wind energy system serving a commercial farm shall be one hundred twenty (120) feet.
- c. **Required Setbacks.** The minimum distance between an on-site wind energy system and any property line shall be equal to 1.1 times the height of the wind energy system. Accessory structures associated with an on-site wind energy system shall comply with the minimum setbacks for the district in which they are located.
- d. **Accessory Structures.** On-site wind energy systems and accessory structures related thereto shall not count toward the maximum number of accessory structures on a given lot.

- e. **Minimum Ground Clearance.** The minimum vertical blade tip clearance from grade level shall be twenty (20) feet for a horizontal axis wind turbine. Twenty (20) feet of clearance shall be provided under or around any moving parts of a vertical axis wind turbine.
 - f. **Maximum Sound Pressure Level.** The audible sound from an on-site wind energy system shall not exceed 45 dBA L_{den} , measured at the property line closest to the wind energy system.
 - g. **Construction Codes and Interconnection Requirements.** On-site wind energy systems shall comply with all applicable state construction and electrical codes and Township building code requirements. An on-site wind energy system that is interconnected with the public utility system shall comply with Michigan Public Service Commission and Federal Energy Regulatory Commission requirements.
 - h. **Aviation and Airport Requirements.** If applicable, on-site wind energy systems shall comply with Federal Aviation Administration requirements, the Michigan Airport Zoning Act (Public Act 23 of 1950, as amended), and the Michigan Tall Structures Act (Public Act 259 of 1959, as amended).
 - i. **Safety Requirements.** On-site wind energy systems shall comply with the following safety requirements:
 - i. An on-site wind energy system shall have an automatic braking, governing, or feathering system to prevent uncontrolled rotation or over speeding.
 - ii. All wind towers shall have lightning protection.
 - iii. On-site wind energy systems shall be designed to prevent unauthorized access to electrical and mechanical components and to prevent unauthorized climbing on the tower.
 - iv. If a tower is supported by guy wires, the wires shall be clearly visible to a height of at least six (6) feet above the guy wire anchors.
 - j. **Shadow Flicker.** On-site wind energy systems shall produce no off-site shadow flicker on occupied structures. Measures to eliminate shadow flicker, such as programming the wind turbine to stop rotating during times when shadows would cross neighboring occupied structures, may be required.
 - k. **Temporary Testing Towers for On-site Systems.** Temporary testing towers for on-site wind energy systems (e.g., anemometers, bat testing towers) shall be permitted for a specific period of time not to exceed two (2) years, subject to site plan review and subject to the requirements specified above regarding height, setbacks, construction codes, and aviation and airports. In addition, the Planning Commission shall require a performance guarantee, pursuant to Section 2.18, in an amount sufficient to cover the removal of the tower and restoration of the site.
 - l. **Removal.** If an on-site wind energy system ceases to generate electricity for twelve (12) or more consecutive months, the owner shall be responsible for removing the tower and associated equipment no later than ninety (90) days after the end of the twelve (12) month period. Where the removal has not been completed as required, after giving thirty (30) days written notice the Township may initiate the removal of the wind energy system. The Township's actual cost and reasonable administrative charges related to removal shall become a lien on the property and the charges shall be placed on the next general assessment roll of the Township to be collected in the same manner as other taxes are collected.
4. **Utility-Scale Wind Energy Systems**
Utility-scale wind energy systems shall be permitted subject to the following regulations:
- a. **Special Land Use and Site Plan Approval Required.** Utility-scale wind energy systems shall require special land use approval, pursuant to Section 29.03, and site plan approval, pursuant to Section 29.02, except that planned development approval shall be required in the Green Zone Planned Development District.
 - b. **Permitted Height.** The maximum height of a utility-scale wind energy system shall be five hundred (500) feet.

- c. **Required Setbacks.** Utility-scale wind turbines shall comply with the following minimum setback requirements (measured from the closest point at the base of the tower):
- i. **From Any Road Right-of-Way.** The minimum setback from any road right-of-way shall be equal to 1.1 times the height of the wind energy system.
 - ii. **From Any Non-Participating Property.** The minimum setback from the property line of a non-participating property shall be equal to 3.0 times the height of the wind energy system.
 - iii. **From Any Participating Property.** The minimum setback from the property line of any participating property shall be equal to 1.1 times the height of the wind energy system. This setback shall not be required where there is a common property line between two participating properties ~~under the same ownership.~~
 - iv. **From Any Occupied Dwelling Unit.** The minimum setback from any occupied dwelling unit (on a participating or non-participating property) shall be equal to 2.0 times the turbine height.
 - v. **From Any Railroad, Major Gas Line, or Electric Transmission Line.** The minimum setback from any railroad right-of-way, gas transmission line easement, electric transmission line easement shall be equal to 1.1 times the height of the wind energy system.
- d. **Laydown Yard.** The temporary laydown yard shall be subject to the special land use and site plan review and approval processes called for in subsection (KK)(4.a). Structures and uses within the laydown yard shall comply with the minimum setback requirements for the district in which they are located. The Planning Commission shall require a performance guarantee, pursuant to Section 2.18, in an amount sufficient to cover the removal of the structures and uses within the laydown yard and restoration of the site upon completion of construction.
- e. **Temporary Testing Towers for Utility-Scale Systems.** Temporary testing towers for utility-scale energy systems (e.g., anemometers, bat testing towers) shall be permitted for a specific period of time not to exceed two (2) years, subject to site plan review and subject to the requirements specified in subsection 4 regarding height, setbacks, construction codes, and aviation and airports. In addition, the Planning Commission shall require a performance guarantee, pursuant to Section 2.18, in an amount sufficient to cover the removal of the tower and restoration of the site.
- f. **Minimum Ground Clearance.** The minimum vertical blade tip clearance from grade level shall be seventy-five (75) feet.
- g. **Sound Requirements.** Utility-scale wind energy systems shall comply with the following sound requirements:
- i. **Maximum Sound Pressure Level.** The audible sound from a utility-scale wind energy system shall not exceed 45 dBA L_{den} , measured at the property line closest to the wind energy system.
 - ii. **Sound Measurement.** Sound pressure level measurements shall be performed by a qualified third party professional approved by the developer and the Planning Commission. Testing shall be performed according to the procedures in the most current version of ANSI S12.18 and ANSI S12.9 Part 3. All sound pressure levels shall be measured with a sound meter that meets or exceeds the most current version of ANSI S1.4 specifications for a Type II sound meter. A combination of attended and unattended sound measurement is required for compliance testing.
 - iii. **Post-Construction Sound Survey.** The developer shall initiate a post-construction sound survey immediately after twelve (12) months of operation to document the levels of sound being emitted by the wind turbines. The study shall be designed to verify compliance with the sound requirements of this ordinance. The wind energy system owner shall provide SCADA data during the testing period to the testing consultant completing the sound survey. Upon completion, the results of the survey shall immediately be submitted to the Township Supervisor.

- h. **Vibration.** Utility-scale wind energy systems shall not create any vibrations that are detectable by humans on non-participating parcels.
- i. **Shadow Flicker.** There shall be no shadow flicker on a non-participating parcel. The site plan application shall include a Shadow Flicker Analysis, which shall identify specific mitigation measures to be used to eliminate shadow flicker on non-participating parcels, which may include any of the following:
 - i. Change in the proposed location of the wind turbine.
 - ii. The wind turbine may be turned off by a manufacturer-approved system during the period a non-participating parcel would receive shadow flicker.
- j. **Construction Codes.** Utility-scale wind energy systems shall comply with all applicable state construction and electrical codes and Township building code requirements.
- k. **Permit Requirements.** Utility-scale wind energy systems shall comply with all applicable federal, state, local, and utility requirements. Copies of required permits shall be submitted to the Township with the site plan review application. Required permits and approvals include, but may not be limited to the following:
 - i. **Aviation and Airport Requirements.** Utility-scale wind energy systems shall comply with Federal Aviation Administration (FAA) requirements. The minimum FAA lighting requirements shall not be exceeded. The lighting plan submitted to the FAA shall propose an Aircraft Detection Lighting System (ADLS) alternative. The tower shall not be illuminated unless required by the FAA. In addition, utility-scale wind energy systems shall comply with Michigan Airport Zoning Act (Public Act 23 of 1950, as amended), and the Michigan Tall Structures Act (Public Act 259 of 1959, as amended).
 - ii. **Environmental Requirements.** The Environmental Analysis required in site plan review (see subsection 5) shall demonstrate mitigation measures to minimize impacts on natural and cultural resources. Furthermore, the Environmental Analysis shall demonstrate compliance with the Michigan Natural Resources and Environmental Protection Act (Public Act 451 of 1994, as amended), including but not limited to:
 - a) Part 31, Water Resources Protection
 - b) Part 91, Soil Erosion and Sedimentation Control
 - c) Part 301, Inland Lakes and Streams
 - d) Part 303, Wetlands
 - iii. **Avian and Wildlife Impacts.** The Avian and Wildlife Impact Analysis required in site plan review (see subsection 5) shall demonstrate mitigation measures to minimize potential impacts on avians and wildlife.
 - a) The Analysis, which shall be based on published peer-reviewed scientific data, shall demonstrate compliance with the U. S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines.
 - b) The Analysis shall demonstrate compliance with applicable sections of the Federal Endangered Species Act and Michigan's endangered species protection laws, set forth in Part 365 of the Michigan Natural Resources and Environmental Protection Act. Consultation with the U. S. Fish and Wildlife Service and Michigan Department of Natural Resources to identify listed species is required.
 - iv. **Road and Highway Permits and Impacts.** Permits shall be obtained from the Ingham County Road Department and the Michigan Department of Transportation. The applicant shall either post performance guarantees or enter into Road Use Agreements with the Ingham County Road Department and the Michigan Department of Transportation, at the discretion of each road agency, to cover the cost of road damage resulting from construction of the wind energy system.
- l. **Safety Requirements.** Utility-scale wind energy systems shall comply with the following safety requirements:

- i. Utility-scale wind energy systems shall be designed to prevent unauthorized access to electrical and mechanical components. Access doors shall be kept locked at all times when service personnel are not present.
 - ii. Spent lubricants and cooling fluids shall be promptly and safely removed from the site of the wind energy system.
 - iii. Utility-scale wind energy systems shall have an automatic braking, governing, or feathering system to prevent uncontrolled rotation or over speeding.
 - iv. Copies of Manufacturers' Material Safety Data Sheets shall be submitted, which shall include the type and quantity of all materials used in the operation of the wind energy system including, but not limited to, all lubricants and coolants.
- m. **Sign.** A two (2) square foot sign shall be posted at the base of each wind turbine and meteorological tower. The sign shall contain the following information:
 - i. Warning of potential falling ice.
 - ii. Wind turbine owner's name and operator's name.
 - iii. Emergency contact numbers (more than one).In addition, a two (2) square foot sign shall be posted at the road access to each wind turbine to warn visitors about the potential of falling ice.
- n. **Visual Characteristics.** Utility-scale wind energy systems shall use tubular towers. All components, including but not limited to the tower, blades, and nacelle shall be finished in a non-reflective matte finish with a white or off-white color.
- o. **Utility Lines.** Electric transmission lines extending from a wind turbine to a substation shall be placed underground a minimum depth of five (5) feet to allow for continued farming and existing land use in the vicinity of the wind energy system, and to prevent avian collision and electrocutions. Above-ground non-transmission lines, transformers, and conductors shall comply with the Avian Power Line Interaction Committee published guidelines to reduce avian mortality.
- p. **Communication and Signal Interference.**
 - i. No utility-scale wind energy system shall be installed in any location where its proximity to fixed broadcast, retransmission, or reception for radio, television, or wireless phone or other personal communication systems would produce interference with signal transmission or reception unless the applicant provides a replacement signal to the affected party that restores service to at least the level present before operation of the wind energy system.
 - ii. No utility-scale wind energy system shall be installed in any location within the line of sight of an existing microwave communications link where operation of the wind energy system would produce electromagnetic interference in the link's operation.
 - iii. In the event that signal interference is experienced and confirmed, the applicant shall address the interference to the affected party's satisfaction within ninety (90) days, following the Complaint Resolution Program outlined in item q.
- q. **Complaint Resolution Program.** The applicant shall present a Complaint Resolution Program for approval. The Complaint Resolution Program shall include the following at minimum:
 - i. Complaints shall be submitted to the Township Supervisor, who shall forward them to the designated wind energy system representative, who shall be identified in the Complaint Resolution Program.
 - ii. The Complaint Resolution Program shall indicate that the Township Supervisor will be kept informed throughout the resolution process.

- iii. Processes and timelines for responding to and resolving complaints shall be specified.
 - iv. A sample complaint form shall be submitted for approval.
 - v. Contact information for the wind energy system representative who will be responsible for processing and resolving complaints shall be provided.
 - vi. As a condition of filing a complaint, a property owner shall consent to allow representatives of the wind energy system company onto the subject property for the purposes of investigating and addressing the complaint.
- r. **Change of Ownership or Operator.** The Township Supervisor shall be notified in writing immediately if there is a change in ownership or operator of a utility-scale wind energy system. The Township Supervisor shall be provided with contact information for the new owner and/or operator representatives.
- s. **Indemnification.** The wind energy company owner and operator shall agree to indemnify and hold Williamstown Township, its Board of Trustees, Planning Commission, officers, agents, and employees harmless from any liability, loss, or damage they may suffer as a result of claims, demands, costs, or judgments against them arising out of approval of a wind energy system pursuant to the regulations in this Zoning Ordinance. Any such indemnification agreement shall be subject to review and approval by the Township Attorney.
- t. **Maintenance Requirements and Inspections.** The wind energy system shall be maintained and kept in a safe working condition. Annually, the wind energy system owner shall certify in writing to the Township Supervisor that all turbines are operating properly under normal conditions. Turbines not operating at the time of the annual review shall be identified and a plan shall be presented for resolving maintenance issues. A wind turbine that has not been operational for over twelve (12) consecutive months shall be considered abandoned and in violation of the special land use permit.
- The Township shall have the right to inspect the premises on which a utility-scale wind energy system is located at a reasonable time. The Township may hire a consultant to assist with any such inspections, with the cost to be charged to the owner of the wind energy system.
- u. **Maintenance of Access Roads.** Access roads shall be maintained to provide all-season access to the wind energy systems by service personnel, as well as emergency vehicles, including fire apparatus.
- v. **End of Useful Life.** At the end of the useful life of a utility-scale wind energy system, the owner shall take one of the following actions:
- i. Follow the Decommissioning Plan approved under item u, and remove the system as indicated in the most recent approved plan.
 - ii. Amend the Decommissioning Plan, subject to Planning Commission and Township Board approval, and then proceed with the amended Plan.
 - iii. Seek approval of modify the previously approved site plan and special land use permit to extend the useful life, repower with new wind turbines, or take alternate action, subject to ordinance requirements in place at the time of the request. The expenses incurred for planning, engineering, legal, and other services resulting submittal of an application to modify or repower a wind energy system shall be reimbursed to the Township by the applicant in compliance with the Township's established escrow policy.
- w. **Decommissioning Plan.** A Decommissioning Plan, which shall be prepared by a professional engineer licensed in the state of Michigan, shall be submitted for approval. The Decommissioning Plan shall contain the following elements, at minimum:
- i. A projection of the anticipated life of the project.
 - ii. An estimate of total decommissioning costs in current dollars, which shall include the cost of complete removal of the wind turbines, removal of the foundations to a depth of at least six (6) feet below grade level, and site restoration, ~~minus the salvage value of materials.~~

- iii. The anticipated procedures and timeline that will be followed to decommission the project and restore the site.
 - iv. The method of ensuring that funds will be available for decommissioning and site restoration, in compliance with Section 2.18, Performance Guarantee. If a surety bond is posted, the bonding agency must be rated A+ or better.
 - v. The amount of the performance guarantee shall be equal to 125% of the projected cost. The amount of the performance guarantee shall be reviewed every five (5) years for the life of the project, to account for inflation and changes in decommissioning costs. Revised cost estimates shall be submitted to the Township Board for approval.
 - vi. Acknowledgement that failure to keep the performance guarantee in full force and effect at all times while the wind energy system exists shall constitute a material and significant violation of the special land use approval and this ordinance and will subject the owner to all available enforcement remedies, including possible revocation of the special land use approval.
 - vii. Acknowledgement that the owner shall be responsible for the payment of any costs, including attorney fees, incurred by the Township in securing removal of the wind energy system.
- x. **Utility-Scale Wind Energy Systems under Michigan Public Act 233 of 2023.** On or after November 29, 2024, once Public Act 233 of 2023 is in effect, the following provisions apply to Utility-Scale Wind Energy Systems with a nameplate capacity of 100 megawatts or more. To the extent that these provisions conflict with the provisions in subsections a through w, above (regulating Utility-Scale Wind Energy Systems), the provisions below control as to such Utility-Scale Wind Energy Systems. All provisions in subsection a through w, above, that do not conflict with this subsection remain in full force and effect. This subsection does not apply if Public Act 233 of 2023 is repealed, enjoined, or otherwise not in effect, and does not apply to Utility-Scale Wind Energy Systems with a nameplate capacity of less than 100 megawatts.
- i. **Setbacks.** Utility-Scale Wind Energy Systems shall comply with the following minimum setback requirements, measured from the base of the wind tower:

Setback Description	Minimum Setback Distance
Occupied community buildings and residences on nonparticipating properties	2.1 times the maximum blade tip height to the nearest point on the outside wall of the structure
Residences and other structures on participating properties	1.1 times the maximum blade tip height to the nearest point on the outside wall of the structure
Nonparticipating property lines	1.1 times the maximum blade tip height
Public road right-of-way	1.1 times the maximum blade tip height to the centerline of the public road right-of-way
Overhead communication and electric transmission, not including utility service lines to individual houses or outbuildings	1.1 times the maximum blade tip height to the centerline of the easement containing the overhead line

- ii. **Shadow Flicker.** Utility-Scale Wind Energy Systems shall be sited such that any occupied community building or nonparticipating residence will not experience more than thirty (30) hours per year of shadow flicker under planned operating conditions as indicated by industry standard computer modeling.
- iii. **Height.** Each wind tower blade tip of a Utility-Scale Wind Energy System shall not exceed the height allowed under a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR part 77.
- iv. **Noise.** Utility-Scale Wind Energy Systems shall not generate a maximum sound in excess of fifty-five (55) average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American Standards Institute.

- v. **Light-Mitigating Technology.** Utility-Scale Wind Energy Systems shall be equipped with functioning light-mitigating technology. To allow proper conspicuity of a wind turbine at night during construction, a turbine may be lighted with temporary lighting until the permanent lighting configuration, including the light-mitigating technology, is implemented.
- vi. **Environmental Regulations.** Utility-Scale Wind Energy Systems shall comply with applicable state and federal environmental regulations.
- viii. **Host Community Agreement.** The applicant shall enter into a host community agreement with the Township. The host community agreement shall require that, upon commencement of any operation, the Utility-Scale Wind Energy System owner must pay the Township \$2,000.00 per megawatt of nameplate capacity. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the local unit and the applicant.

5. Site Plan Review Requirements

Utility-scale wind energy systems shall comply with applicable site plan review requirements in Section 29.02. In addition, the following documentation shall be submitted to demonstrate compliance with the regulations set forth herein:

- a. Evidence of the owner's public liability insurance for the project.
- b. Copies of the portions of leases with property owners that grant authority to install temporary testing towers and/or utility-scale wind energy systems on the properties.
- c. Legal descriptions of participating parcels.
- d. The construction schedule.
- e. Maps identifying all participating and non-participating parcels within the project area boundary and non-participating parcels within a quarter mile of the project boundary.
- f. Site plans and drawings showing the locations, heights, and dimensions of all existing and proposed structures and fencing.
- g. Site plans showing the locations, grades, and dimensions of all proposed temporary and permanent roads, with connections to county roads or state highways.
- h. Site plans and drawings showing the locations, grades, dimensions, and uses of all temporary or permanent laydown yards for turbine components.
- i. Site plans and drawings showing all new above-ground infrastructure.
- j. Names, contact information, and qualifications of professionals who prepared analyses submitted with the application.
- k. Upon obtaining required permits and zoning approval, but prior to the commencement of any construction, the applicant shall provide a copy of a Power Purchase Agreement or other evidence of ability to connect to the electrical grid when the project is completed.
- l. **Fire Safety.** Plans shall be submitted to the Northeast Ingham Emergency Service Authority (NIESA) for review, along with a written emergency response plan detailing the procedures, training, and equipment required to respond to fire emergencies. If specialized training or equipment is required, it shall be provided at the expense of the applicant.
- m. **Sound Modeling Analysis.** A predictive sound modeling analysis, prepared by a qualified acoustician or sound engineer, shall be submitted. The analysis shall demonstrate compliance with the sound requirements set forth in subsection 4.g., herein. The analysis shall use wind turbine locations identical to those shown on the site plans submitted with the application. The sound modeling and analysis shall use the methods outlined in ISO 9613-2 (or the most recent version), including sound power levels determined using IEC 61400-11.

- n. **Transportation Plan.** A transportation plan shall be submitted, which shall include the following, at minimum:
 - i. Maps that identify the roads and highways that will be used in the delivery of components.
 - ii. A plan for restoring the roads and adjacent lands to their original condition after construction.
- o. **Environmental Analysis.** An environmental analysis prepared by a qualified professional shall be submitted, which shall identify and assess the potential impacts of the project on the natural and cultural environment, including, but not limited to, wetlands and other fragile ecosystems (see subsection 4.k for additional information). The analysis shall identify all appropriate measures to mitigate adverse environmental impacts and indicate how those measures will be implemented. Environmental impacts or concerns that will remain after mitigation shall be identified and evaluated.
- p. **Avian and Wildlife Impact Analysis.** An avian and wildlife impact analysis prepared by a qualified professional shall be submitted, which shall identify and assess the potential impacts of the project on birds, other wildlife, and particularly endangered species. The analysis shall identify all appropriate measures to mitigate adverse impacts identified in the analysis and indicate how those measures will be implemented. Adverse impacts or concerns that will remain after mitigation shall be identified and evaluated. The analysis shall show consultation and evaluation based on applicable U. S. Fish and Wildlife Service Land-Based Energy Guidelines (2012 or the latest version.)
- q. **Shadow Flicker Analysis.** A shadow flicker analysis prepared by a qualified professional shall be submitted, which shall extend a minimum of 5,280 feet from the base of each wind turbine. The analysis shall indicate the predicted amount of shadow flicker on dwelling units on non-participating parcels for the purposes of demonstrating compliance with the shadow flicker requirements set forth in subsection 4.i, herein. If mitigation measures are required to achieve compliance, then such measures shall be identified. The shadow flicker analysis shall indicate all modeling assumptions.
- r. **Decommissioning Plan.** A decommissioning plan shall be prepared and submitted, pursuant to subsection 4.u, herein.
- s. **Complaint Resolution Program.** A complaint resolution program shall be prepared and submitted, pursuant to subsection 4.q, herein.

LL. Auctions

Auctions shall comply with the following regulations:

1. **Application and review requirements.** Auction types that are permitted by ~~Special Land Use~~ shall comply with the requirements of Sections 29.02 and 29.03 of the Zoning Ordinance. Accordingly, site plan review and special land use applications shall be completed and submitted, along with a site plan that contains all of the information required in Section 29.02(E). ~~The requirements in this sub-section shall not apply to auctions that are Principal Permitted Uses; site plan review is not required for such auctions.~~
2. **Noise.** Outside permanently affixed public address systems are prohibited. Portable address systems are permitted for use during the auction only. Auctions shall comply with the noise standards in Section 9.02, ~~sub-section A.~~ (A).
3. **Parking.** Permanent live auctions that are permitted by special land use shall provide off-street parking at the rate of 1 space per 125 square feet of gross floor area. Permanent on-line auctions shall provide off-street parking at the rate of 1 space per 200 square feet of gross floor area. The applicant may provide data to justify need for fewer parking spaces for consideration by the Planning Commission and Township Board. Parking for permanent auctions shall be paved, pursuant to Section 4, ~~sub-section E.4.~~ 4.01 (E) (4).
4. **Hours of Operation.** Auctions shall not begin earlier than 8:00 a.m. and shall not continue beyond 10:00 p.m. The proposed hours of operation shall be specified in the application, which shall be subject to approval by the Township.
5. **Retail Operations.** Retail operations shall not be conducted at an auction facility, unless the facility is located in a district that provides for retail use and site plan approval has been obtained.

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6. **Storage.** Auction facilities shall not be used for long-term storage. Storage ~~of goods~~ shall be limited to those ~~goods~~ that will be sold in the next scheduled auction or within six (6) months, as appropriate. Outside storage shall be screened in accordance with Section 5.02(E).
7. **Signs.** Auction facilities shall comply with the sign requirements for the districts in which they are located.
8. **Minimum Size.** The parcel size for permanent agricultural auctions shall be a minimum of twenty (20) acres.

MM. Medical Marijuana Facilities—DELETED—See Sections 2.06(F) and 2.02

NN. Brewpubs and Microbreweries

1. The following regulations shall apply to **brewpubs**, as defined in Section 1.03:
 - a. Brewery production shall not exceed five thousand (5,000) barrels per year.
 - b. The sale of alcoholic liquor by a brewpub is subject to the license obtained pursuant to the Michigan Liquor Control ~~Act, as amended.~~
Code, Public Act 58 of 1998, as amended
 - c. A brewpub may not sell its beer to other retailers or wholesalers.
 - d. Storage of hops, barley, wheat or other grain used in the brewing process may be stored in a detached, separate structure, such as a silo, provided that any such accessory structure complies with the setback requirements for the district in which it is located. No open storage of bottles, pallets, or other containers shall be permitted. Storage in tractor trailers shall be permitted for periods not longer than twenty-four (24) hours.
 - e. Brewpubs shall comply with the ~~Performance~~ Standards specified in Article 9.00.
 - f. Brewpubs shall include a taproom or restaurant that provides full meal service for consumption by patrons while seated on the premises. Twenty-five percent (25%) of the gross sales of the restaurant shall be derived from the sale of food and nonalcoholic beverages.¹
 - g. No more than fifty percent (50%) of the total gross floor space of the establishment shall be used for the brewery function, such as the brewhouse, fermentation tanks, conditioning tanks, bright beer tanks/filter, bottling and kegging lines, malt milling and storage, serving tanks and boiler and water treatment areas.
 - h. No outside beer tent shall be permitted in any off-street parking lot or off-street loading/unloading area except as may be permitted as a temporary use pursuant to Section 2.07, ~~subsection (A)(5).~~ Outside table service may be permitted in areas not designated for parking or loading/unloading.
 - i. Off-street parking shall be provided at the rate of 1 space per 50 square feet of usable floor area (UFA) ~~or~~ 0.5 spaces per seat, whichever is greater. For the purposes of this requirement, areas dedicated to brewery production shall not be counted as UFA. In addition, brewpubs shall provide employee parking at the rate of one (1) parking space per employee on the largest working shift. Off-street parking shall comply with the requirements in Article 4.00.
 - j. A brewpub's taproom or restaurant shall comply with State of Michigan regulations with respect to hours of operation.
2. The following regulations shall apply to **microbreweries**, as defined in Section 1.03:
 - a. Microbrewery production shall not exceed thirty thousand (30,000) barrels of beer per year.
 - b. A microbrewery may sell beer it manufactures to a licensed wholesaler who may resell the beer to licensed retailers. Direct sales to licensed retailers are prohibited.

¹ The provision regarding "25% of the gross sales" is a State of Michigan requirement and would not be subject to local enforcement.

- c. Storage of hops, barley, wheat or other grain used in the brewing process may be stored in a detached, separate structure, such as a silo, provided that any such accessory structure complies with the setback requirements for the district in which it is located. No open storage of bottles, pallets, or other containers shall be permitted. Storage in tractor trailers shall be permitted for periods not longer than twenty-four (24) hours.
- d. Microbreweries shall comply with the ~~Performance~~ standards specified in Article 9.00.
- e. Microbreweries shall include a restaurant that provides full meal service for consumption by patrons while seated on the premises.
- f. No more than sixty-five percent (65%) of the total gross floor space of the establishment shall be used for the brewery function, such as the brewhouse, fermentation tanks, conditioning tanks, bright beer tanks/filter, bottling and kegging lines, malt milling and storage, serving tanks and boiler and water treatment areas.
- g. No outside beer tent shall be permitted in any off-street parking lot or off-street loading/unloading area except as may be permitted as a temporary use pursuant to Section 2.07, ~~subsection~~ (A)(5). Outside table service may be permitted in areas not designated for parking or loading/unloading.
- k. Off-street parking shall be provided at the rate of 1 space per 50 square feet of usable floor area (UFA) or 0.5 spaces per seat, whichever is greater. For the purposes of this requirement, areas dedicated to brewery production shall not be counted as UFA. In addition, microbreweries shall provide employee parking at the rate of one (1) parking space per employee on the largest working shift. Off-street parking shall comply with the requirements in Article 4.00.

OO. Agricultural Tourism

The following provisions shall apply to agricultural tourism operations, as defined in Section 1.03:

- 1. **Buildings.** More than one (1) building may be permitted per parcel. Unless a building is exempt because it is an agricultural structure, all buildings shall be subject to inspection under the ~~Single State Construction Code Act~~ and Property Maintenance Code. *Michigan Building*
- 2. **Trash Containers.** A sufficient number of trash containers shall be placed on the premises for public use, based on evaluation of the following features: type of event, anticipated number of attendees, duration of event, geographic size of the event, and use of disposable beverage or food containers.
- 3. **Restrooms.** A sufficient number of restrooms shall be available for public use, based on evaluation of the following features: type of event, number of attendees, duration of event, availability of food and beverages, and special needs of attendees (e.g., families with children, people with disability needs, etc.).
- 4. **Building Setbacks.** Buildings shall comply with the setbacks for the district in which they are located.
- 5. **Building Height.** Buildings related to agricultural tourism shall not exceed thirty-five (35) feet in height.
- 6. **Parking.** All parking shall be provided in off-street parking lots, designed in accordance with the regulations in Section 4.01, except as follows:
 - a. Off-street parking shall be set back a minimum of forty (40) feet from any property that is zoned or used for residential purposes.
 - b. The number of parking spaces shall be determined on a case-by-case basis, upon consideration of the character of the specific agricultural tourism use being proposed.
 - c. The Planning Commission may waive the requirement for parking lot paving, upon making the determination that a grass or gravel surface will be adequate to handle the anticipated level of traffic. In making a determination regarding paving the Planning Commission shall consider the types of vehicles anticipated (e.g., volume of bus traffic, size and weight of vehicles, etc.). If paving is not required, then the site plan shall include a commitment to provide dust control.

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- d. The Planning Commission may waive parking lot lighting requirements upon making the determination that the facility will be used only during daylight hours.
- e. The Planning Commission may waive parking lot landscaping requirements upon making the determination that existing vegetation to be retained on the site satisfies the objectives of the Ordinance and maintains the rural, non-commercial character of the site.
7. **Signs.** Agricultural tourism uses shall comply with the requirements for Wall Signs and Freestanding Signs in Section 7.08 ~~sub-sections D and E (D) and Section 7.08 (E)~~.
8. **Exterior Lighting.** Parking lot and pedestrian route lighting shall be required for any agricultural tourism use that operates after dusk or before dawn, subject to Section 2.12. Adequate lighting shall be provided to assure the safety of pedestrians and drivers.
9. **Overnight Accommodations.** Overnight accommodations related to an agricultural tourism operation shall comply with the regulations for bed-and-breakfast establishments in Section 8.02 ~~subsection F (F)~~.
10. **Hours of Operation.** Exterior uses related to Minor agricultural tourism shall open no earlier than 9:00 a.m. and close no later than 8:00 p.m. each day. The Planning Commission shall establish the hours of operation for Major uses to assure compatibility with nearby uses.
11. **Size.** For the purposes of determining whether an agricultural tourism use should be a principal permitted use or special land use, such operations are classified "Minor" or "Major" based on the following characteristics:

	Minor Operation ^{1,2}	Major Operation ²
Time Span³	Less than or equal to 3 weeks/event	More than 3 weeks/event
Event Acreage⁴	Less than or equal to 5 acres	More than 5 acres
Number of Events	One or two per calendar year	Three or more per calendar year
Number of Attendees	Less than or equal to 50 at any one time	More than 50 at any one time

Footnotes

- 1 Agricultural tourism operations must satisfy all four criteria to be considered Minor.
- 2 Minor and major operations require site plan approval. Major operations also require special land use approval.
- 3 By way of example, a minor tourism operation could include one that is open for business 21 consecutive days or one that is open 3 weekends within a 3-week period.
- 4 Event acreage includes the land occupied by the event plus ancillary facilities (such as parking), and not necessarily the total acreage of the parcel on which the event is located.

12. **Exclusions.** The provisions in this subsection OO do not apply to the following uses: ~~HH~~ ^(HH)
- Nature centers or demonstration farms, to the extent that they are regulated by Section 8.02 ~~subsection HH~~.
 - Recreation facilities, which are regulated by Section 8.02 ~~subsection W (W)~~.
 - Outdoor events, which are regulated by Section 8.02 ~~subsection GG (GG)~~.
 - Event Barns, which are regulated by Section 8.02 ~~subsection SS (SS)~~.
 - Roadside stands, which are regulated by Section 8.02 ~~subsection Z (Z)~~.
 - Wineries, to the extent that such uses are regulated by Section 8.02 ~~subsection JJ (JJ)~~.
 - Distilleries, ~~to the extent that such uses are regulated by Section 8.02 (PP)~~.
 - Bed-and-breakfast establishments, which are regulated by Section 8.02, ~~subsection (F) (F)~~.
 - Brewpubs and Microbreweries, which are regulated by Section 8.02, ~~subsection (NN) (NN)~~.
 - Riding stables, which are regulated by Section 8.02, ~~subsection (AA) (AA)~~.
 - Any use for which zoning regulations are superseded by Generally Accepted Agricultural and Management Practices (GAAMPS), such as farm markets.
13. **Examples.** In combination with a conventional farm, the following activities may constitute an agricultural tourism event: bakery, bonfires, carnival rides, cider mill, cooking demonstrations, corn mazes, fishing pond, food service, haunted barn/trails, petting farms, and playscapes. This list is not intended to be all inclusive of activities that may be considered agricultural tourism.
14. **Impact on Surrounding Properties.** The location, layout, design and operation of such a facility shall not impair the continued enjoyment, use, and future development of adjacent and nearby properties.

PP. Small Distiller

The following regulations shall apply to **small distillers**, as defined in Section 1.03:

- 1.2. **Setbacks.** Principal and accessory buildings shall comply with the setback requirements for the district in which they are located.
- 2.2. **Location.** Small distillers are permitted by special land use approval in the RR, RE, AG-SF, and AG-C District. In the B-1, B-2, and I-1 Districts small distillers are principal permitted uses. ~~Small distillers shall be subject to the following additional locational requirements:~~
 - ~~a. Small distillers shall not be located on land that is part of a recorded residential plat or residential condominium.~~
 - ~~b. Small distillers located in the Rural Residential District or Rural Estates District shall be located within 300 feet of an existing commercial establishment or Commercial-Agricultural district.~~
- 3.4. **Impact on Surrounding Properties.** The location, layout, design, operation and size of such a facility shall not impair the continued enjoyment, use, and future development of adjacent and nearby properties. The Planning Commission may specify the hours of operation to assure compatibility with adjacent uses.
- 4.8. **Storage.** All operations of the small distillery shall be contained within a fully enclosed building. There shall be no open storage of bottles, pallets, containers, or other material.
- 5.8. **Performance Standards.** Small distillers shall comply with the Performance Standards in Article 9.00.
7. **Parking.** All parking shall be provided in off-street parking lots, designed in accordance with Section 4.01, except as follows:
 - a. Off-street parking shall be set back a minimum of thirty (30) feet from any property that is zoned or used for residential purposes.
 - b. The number of spaces required shall be determined on a case-by-case basis, based on consideration of the types and sizes of facilities proposed.
 - ~~c. The Planning Commission may waive the paving requirements in Section 4.01(D)(4) for parking and driveways, upon making the determination that another type of surface will be adequate to handle the anticipated level of traffic, and in consideration of the desire to maintain the rural, non-commercial character of the site through use of a pervious surface. In making a determination regarding paving, the Planning Commission shall consider the types of vehicles anticipated (for example, whether there will be bus traffic). If paving is not required, then the site plan shall include a commitment to provide dust control in parking areas and on driveways.~~
 - ~~d. The Planning Commission may waive parking lot lighting requirements, in the interest of preserving the rural residential character, and upon making the determination that the facility will be used only during daylight hours.~~
 - ~~e. The Planning Commission may waive parking lot landscaping requirements upon making the determination that existing vegetation to be retained on-site satisfies the objectives of the Ordinance.~~
8. **Accessory Facilities.** Accessory facilities, such as a sampling room or a place to sell spirits to consumers for on-premises or off-premises consumption, may be permitted, subject to the following:
 - ~~a. Limited to the AG-C, B-1, B-2, and I-1 zoning districts only.~~
 - b. All such accessory facilities shall be clearly incidental to the principal small distillery, and shall be designed to serve only the patrons of the small distillery. Accessory facilities shall occupy no more than twenty-five percent (25%) of the gross floor space.
 - c. Accessory retail facilities shall be fully contained within a building.
 - d. All such accessory retail facilities shall be clearly demarcated on the site plan.
 - e. Permanent restroom facilities shall be required; portable toilet facilities shall not be permitted.
 - f. Accessory buildings shall comply with the dimensional requirements of the district in which they are located.
9. **Permits and Licenses.** Copies of all state and federal permits and licenses required to operate the facility shall be submitted to the Township. (E).
10. **Signs.** In the RR, RE, AG-SF, and AG-C districts, signs shall comply with the requirements for Signs for Nonresidential Uses in Section 7.07 ~~sub-section E~~. In the B-1, B-2, and I-1 districts, signs shall comply with the requirements for Nonresidential District Signs in Section 7.08.
11. **Single-Family Dwelling.** In the RR, RE, AG-SF, and AG-C districts, one single-family dwelling shall be permitted,

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to serve as the principal residence of the owner or operator of the facility.

12. **Special Outdoor Events.** A special outdoor event, which may include music, food, wine tasting, and the like, if the proposed event will be attended by 50 or more persons at one time, shall require a temporary use permit issued by the Building Official pursuant to Section 2.07.
13. **Production Limits.** Small distillers in the RR, RE, and AG-SF districts shall manufacture or bottle no more than 25,000 gallons annually. Small distillers in the AG-C, B-1, B-2, and I-1 districts shall manufacture or bottle no more than 60,000 gallons annually.

QQ. Solar Energy Systems

1. Findings and Purpose.

Solar energy is an abundant and renewable source of energy that residents and utility companies would like to make use of as an alternative to generating electricity by using non-renewable fossil fuels. Solar energy systems can enhance the reliability and quality of the power grid, reduce peak power demands, and diversify the Township's energy supply. Large-scale solar energy systems can reduce land designated for agricultural production or other purposes if not carefully regulated. The purpose of the regulations in this subsection is to allow solar energy systems to be developed in Williamstown Township within guidelines that will minimize adverse impacts on residents, agriculture, wildlife, and the environment.

2. Definitions.

The following words, terms, and phrases, when used in this subsection, shall have the meanings ascribed to them, except where the context clearly indicates a different meaning:

Accessory Use Solar Energy System: A solar energy system designed to generate electricity solely for the principal use on the site.

Building-Integrated Solar Energy System: A solar energy system that is an integral part of a primary or accessory building. Building-integrated solar energy systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, building siding, windows, skylights, and awnings.

Community Solar System: A community solar system, also called "shared solar," is defined by the U. S. Department of Energy's National Renewable Energy Laboratory as "a solar electric system that provides power and/or financial benefit to multiple community members." Customers of a community solar program subscribe to a portion of a share renewable energy facility located in the community and the power generated results in each subscriber receiving their portion of the benefit based on their investment. A community solar system is subject to the regulations for either a small-scale principal use solar energy system or a large-scale principal use solar energy system, depending on its generating capacity.

Ground-Mounted Solar Energy System: A solar energy system mounted on support posts, like a rack or posts, that are attached to or rest on the ground.

Large-Scale Principal Use Solar Energy System: A Principal Use Solar Energy System with a nameplate capacity of more than two (2) MW, where the electricity is generated for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

Maximum Tilt: The maximum angle of a solar array (i.e., most vertical position) for capturing solar radiation as compared to the horizon line.

Minimum Tilt: The minimum angle of a solar array (i.e., the most horizontal position) for capturing solar radiation as compared to the horizon line.

Nameplate Capacity: The designed full-load sustained generating output of an energy facility. Nameplate capacity shall be determined by reference to the sustained output of an energy facility even if components of the energy facility are located on different parcels, whether contiguous or noncontiguous.

Non-Participating Lot(s): One or more lots for which there is not a signed lease or easement for development of a principal use solar energy system associated with a particular project.

Participating Lot(s): One or more lots under a signed lease or easement for development of a principal use solar energy system associated with a particular project.

Photovoltaic (PV) System: A semiconductor material that generates electricity from sunlight.

Principal Use Solar Energy System: A commercial, ground-mounted solar energy system that converts sunlight into electricity for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

Repowering: Reconfiguring, renovating, or replacing a solar energy system to maintain or increase the power rating within the existing project footprint.

Roof-Mounted Solar Energy System: A solar energy system mounted on racking that is attached to or ballasted on the roof of a building or structure.

Small-Scale Principal Use Solar Energy System: A Principal Use Solar Energy System with a nameplate capacity of up to and including two (2) MW, where the electricity is generated for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

Solar Array: A collection of multiple photovoltaic panels that generate electricity as a system.

Solar Energy System (SES): A system that captures and converts solar energy into electricity, which may be for the purpose of sale or for use in locations other than solely the solar energy facility property. Solar energy system or facility includes, but is not limited to, the following equipment and facilities to be constructed by an electric provider or independent power producer: photovoltaic solar panels; solar inverters; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; energy storage facilities; overhead and underground control; communications and radio relay systems and telecommunications equipment; utility lines and installations; generation tie lines; solar monitoring stations; and accessory equipment and structures.

Solar Thermal System: Equipment that converts sunlight into heat.

3. Accessory Roof-Mounted Solar Energy Systems.

Accessory roof-mounted solar energy systems are permitted in all zoning districts subject to the following regulations:

- a. **Permitted Height.** Roof-mounted solar energy systems shall not extend more than four (4) feet above the roof surface.
- b. **Location on Roof.** Roof-mounted solar energy systems shall not protrude beyond the edge of the roof.
- c. **Screening.** Roof-mounted solar energy systems are exempt from rooftop equipment and mechanical system screening requirements.
- d. **Nonconformities.** A roof-mounted solar energy system installed on a nonconforming building or structure shall not be considered an expansion of the nonconformity.
- e. **Required Permits.** Building and electrical permits shall be obtained prior to installation of roof-mounted solar energy systems.
- f. **Battery Containment and Disposal.** If used, a battery energy storage system that is accessory to an on-site roof-mounted solar energy system shall be placed in a secure container. When no longer needed, the batteries shall be disposed of in accordance with applicable laws and regulations.

4. Accessory Ground-Mounted Solar Energy Systems.

Accessory ground-mounted solar energy systems are permitted subject to the following regulations:

- a. **Permitted Height.** Ground-mounted solar energy systems shall not exceed twenty (20) feet in height when oriented at the maximum tilt.

- b. **Required Setbacks and Location on Property.** Ground-mounted solar energy systems shall be considered accessory structures, which may be located in the side or rear yards, subject to the setback requirements for accessory buildings. However, notwithstanding the limitations on accessory buildings and structures in the front yard stated in Sections 2.03(C) and 29.02, footnote dd, accessory ground-mounted solar energy systems may be permitted in the front where all of the following conditions exist: 1) The Township Zoning Enforcement Official shall determine that no feasible side or rear location exists, 2) The lot size shall be a minimum of two (2) acres, 3) The solar energy system shall be set back from the road as far as is feasible, and 4) The solar energy system shall comply with minimum setback requirements for accessory buildings. Setback distance shall be measured from the property line to the closest point of the solar energy system at minimum tilt.

When determining whether a side or rear location is or is not feasible, the Township Zoning Enforcement Official shall consider the following criteria: 1) placement in the side or rear would decrease the efficiency of the system due to unusual topography or shading from accessory structures or existing vegetation, or 2) placement in the side or rear would interfere with a septic system, existing accessory structures, or existing accessory uses.

- c. **Lot Coverage.** The area of the solar array at minimum tilt shall not exceed fifty percent (50%) of the square footage of the primary building on the property. For the purpose of this regulation, a portion of a solar energy system that is sited over required parking (i.e., solar carport) shall not be counted.
- d. **Accessory Structure Exemption.** A ground-mounted solar energy system shall not count toward the maximum number or square footage of accessory structures allowed on a site.
- e. **Exemptions.** A ground-mounted solar energy system used to power a single device or specific piece of equipment such as a lawn ornament, light, weather station, thermometer, clock, well pump, or other similar singular device is exempt from the regulations in this subsection.
- f. **Nonconformities.** A ground-mounted solar energy system installed on a nonconforming lot shall not be considered an expansion of the nonconformity.
- g. **Required Permits.** Building and electrical permits shall be obtained prior to installation of ground-mounted solar energy systems.
- h. **Battery Containment and Disposal.** If used, solar storage batteries shall be placed in a secure container. When no longer needed, the batteries shall be disposed of in accordance with applicable laws and regulations.
- i. **Removal.** If an accessory ground-mounted solar energy system ceases to generate electricity for twelve (12) or more consecutive months, the owner shall be responsible for removing the entire system no later than ninety (90) days after the end of the twelve (12) month period. Where the removal has not been completed as required, after giving thirty (30) days written notice the Township may initiate the removal of the solar energy system. The Township's actual cost and reasonable administrative charges related to removal shall become a lien on the property and the charges shall be placed on the next general assessment roll of the Township to be collected in the same manner as other taxes are collected.
5. **Building-Integrated Solar Energy Systems.**
Building-integrated solar energy systems are permitted in all zoning districts, subject to the regulations that apply to the building itself; they are not subject to accessory ground-mounted or roof-mounted solar energy system regulations.
6. **Small-Scale Principal Use Solar Energy Systems.**
Small-scale principal use solar energy systems shall be permitted subject to the following regulations:
- a. **Permitted Height.** Small-scale principal use solar energy systems shall not exceed twenty (20) feet in height when oriented at the maximum tilt.

- b. **Required Setbacks and Location on Property.** Small-scale principal use solar energy systems shall be subject to the setback requirements for principal buildings. Setback distance shall be measured from the property line to the closest point of the solar energy system at minimum tilt. However, small-scale principal use solar energy systems are not subject to property line setbacks for common property lines of two or more participating lots, except road right-of-way setbacks shall apply. Solar energy systems shall not be located over a working septic system, in a floodplain or wetland, or on land that is the habitat of any threatened, endangered, or protected species, pursuant to state or federal law.
- c. **Fencing.** Notwithstanding the requirements in Section 6.02, if required by the National Electrical Code, small-scale principal use solar energy systems shall be enclosed by a seven (7) foot high fence to restrict unauthorized access. Barbed wire is prohibited. Fencing is not subject to setback requirements, provided that screening requirements can be met.
- d. **Screening.** Evergreen landscaping shall be provided to screen small-scale principal use solar energy systems from the road and from adjacent residential land uses. Screening shall comply with the requirements in Section 5.02(E). Any required screening shall be planted outside of the perimeter fencing.
- e. **Ground Cover.** Perennial ground cover shall be planted and maintained on the solar energy system site for the duration of the operation. Use of native Michigan plants is recommended. A ground cover vegetation and management plan shall be submitted with the site plan. ✓
- f. **Lot Coverage.** Small-scale principal use solar energy systems shall not count toward the maximum lot coverage requirements for the district.
- g. **Land Clearing.** Land clearing and disturbance shall be limited to what is minimally necessary for the installation and operation of the system and ensure adequate all-season access to the solar energy system. Topsoil disturbed during site preparation shall be retained on site.
- h. **Access Drives.** New access drives serving the solar energy system shall be designed to minimize soil disturbance, stormwater runoff, and soil compaction. The use of geotextile fabric and gravel on the surface of topsoil for temporary construction roads is permitted, provided that the geotextile fabric and gravel are removed upon completion of construction.
- i. **Wiring.** Power and communication lines serving the solar energy system shall be buried underground.
- j. **Lighting.** Lighting shall be limited to inverter and substation locations only. Light fixtures shall comply with the requirements in Section 2.12.
- k. **Glare.** Solar energy panels shall not produce any glare that is visible from the road or from adjacent or nearby residences.
- l. **Sign.** A two (2) square foot sign shall be posted at the entrance(s) to the facility, which shall be kept up to date with the following information:
 - i. The owner's name and operator's name.
 - ii. Emergency contact numbers (more than one).
- m. **Sound Requirements.** The audible sound from a small-scale principal use solar energy system including ancillary equipment shall not exceed 45 dBA L_{den} measured at the non-participating property line closest to the solar energy system. The site plan shall include modeled sound isolines extending from the sound source to the property lines to demonstrate compliance with this requirement.
- n. **Repowering.** In addition to repairing or replacing components to maintain the system, a small-scale principal use solar energy system may at any time be repowered by reconfiguring, renovating, or replacing the solar energy system to increase the power rating within the existing project footprint. However, a

proposal to change the project footprint of an existing solar energy system shall require a new site plan review application, subject to the ordinance requirements in place at the time of the request.

- o. **Maintenance Plan.** At the time of site plan review, the applicant shall present a detailed plan for maintenance of the facility, including equipment, landscaping, and ground cover maintenance.
- p. **Battery Containment and Disposal.** If used, solar storage batteries shall be placed in a secure container. When no longer needed, the batteries shall be disposed of in accordance with applicable laws and regulations.
- q. **Review and Approval Requirements.** Small-scale principal use solar energy systems shall require site plan review and approval, pursuant to Section 29.02. Subsequently, building and electrical permits shall be obtained prior to installation. Additional permits from county or state agencies may be required, including but not limited to the Ingham County Road Department and the Ingham County Drain Commissioner.

7. Large-Scale Principal Use Solar Energy Systems.

Large-scale principal use solar energy systems shall be permitted subject to the following regulations:

a. **Overlay District.**

- i. The Large-Scale Solar Energy System Overlay District (the "Overlay District") is a mapped district that is hereby established to identify locations in Williamstown Township where large-scale principal use solar energy systems may be permitted, subject to compliance with the regulations set forth in this Ordinance.
- ii. In an area within this Overlay District, property is placed simultaneously in two zoning districts, the overlay zoning district and the underlying zoning district. It is intended that existing uses maintain conformity with the underlying zoning regulations. Property owners may expand, renovate, or develop their properties in compliance with the underlying zoning regulations. Alternatively, large-scale solar energy systems may be developed on the properties in compliance with the overlay zoning regulations.
- iii. The Overlay District boundaries have been thoughtfully and precisely drawn to provide reasonable locations for large-scale solar energy system development in Williamstown Township in proximity to electrical transmission lines, while protecting prime farmland, avoiding impact on regulated wetlands, avoiding impact on known groundwater recharge areas, and protecting scenic rural viewsheds and cultural resources.
- iv. The Large-Scale Solar Energy System Overlay District boundaries shall be as established on the Official Township Zoning Map. Overlay District boundaries may be amended according to the Zoning Ordinance amendment procedures in Section 29.06.

- b. **Permitted Height.** Large-scale principal use solar energy systems shall not exceed twenty (20) feet in height when oriented at the maximum tilt.

c. **Required Setbacks and Location on Property.**

- i. No part of a large-scale principal use solar energy system shall be located closer than seventy-five (75) feet to a front lot line or road right-of-way line. Furthermore, no part of a large-scale principal use solar energy system shall be located closer than fifty (50) feet to a side or rear lot line, except where an adjoining non-participating parcel is zoned or used for residential purposes, in which case the minimum setback shall be one hundred (100) feet.
- ii. If a solar energy system consists of two (2) or more abutting parcels, there shall be no setback requirement along the shared property lines of the abutting parcels, except where the shared property line is along a road, in which case the minimum setback shall be seventy-five (75) feet.

- iii. Setback distance shall be measured from the property line to the closest point of the solar energy system at minimum tilt.
- iv. Solar energy systems shall not be located over a working septic system, in a floodplain, wetland, or wetland buffer, or on land that is the habitat of any threatened, endangered, or protected species, pursuant to state or federal law.
- d. **Fencing.** Notwithstanding the requirements in Section 6.02, if required by the National Electrical Code, large-scale principal use solar energy systems shall be enclosed by a seven (7) foot high fence to restrict unauthorized access. Barbed wire is prohibited. Fencing is not subject to setback requirements, provided that screening requirements can be met.
- e. **Screening.** Evergreen landscaping shall be provided to screen large-scale principal use solar energy systems from the road and from adjacent residential land uses. However, residents on participating properties may waive the screening requirement for their own residential land use. Screening shall comply with the requirements in Section 5.02(E). Any required screening shall be planted outside of the perimeter fencing. Required screening shall be maintained on an ongoing basis pursuant to Section 5.05(F).
- f. **Ground Cover.** Perennial ground cover shall be planted and maintained on the solar energy system site for the duration of the operation. Use of native Michigan plants is recommended. A ground cover vegetation and management plan, which shall include invasive plant species control, shall be submitted with the site plan. Ground cover shall be subject to the following additional requirements:
 - i. Sites enrolled in a Farmland Development Rights Agreement under Michigan Public Act 116 of 1974 shall comply with Michigan Department of Agriculture and Rural Development's Policy for Allowing Commercial Solar Panel Development on PA 116 Lands.
 - ii. Ground cover at site not enrolled in a Farmland Development Rights Agreement shall comply with one or more of the following four type of dual use objectives:
 - 1) **Pollinator Habitat:** Solar sites designed to meet a score of 76 or greater on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites.
 - 2) **Conservation Cover:** Solar sites planned to restore native plants, grasses, and prairie, with the aim of providing specific ecosystem benefits, such as carbon sequestration or improving soil health.
 - 3) **Forage:** Solar sites that incorporate rotational livestock grazing and forage production as part of an overall vegetative management plan.
 - 4) **Agrivoltaics:** Solar sites that combine raising crops for food, fiber, or fuel, and generating electricity within the project area to maximize land use.
- g. **Lot Coverage.** Large-scale principal use solar energy systems shall not count toward the maximum lot coverage requirements for the district.
- h. **Land Clearing.** Land clearing and disturbance shall be limited to what is minimally necessary for the installation and operation of the system and ensure adequate all-season access to the solar energy system. Topsoil disturbed during site preparation shall be retained on site.
- i. **Access Drives.** New access drives serving the solar energy system shall be designed to minimize soil disturbance, stormwater runoff, and soil compaction. The use of geotextile fabric and gravel on the surface of topsoil for temporary construction roads is permitted, provided that the geotextile fabric and gravel are removed upon completion of construction.
- j. **Wiring.** Power and communication lines serving the solar energy system shall be buried underground.

- k. **Lighting.** Lighting shall be limited to inverter and substation locations only. Light fixtures shall comply with the requirements in Section 2.12.
- l. **Glare.** Solar energy panels shall not produce any glare that is visible from the road or from adjacent or nearby residences.
- m. **Sign.** A two (2) square foot sign shall be posted at the entrance(s) to the facility, which shall be kept up to date with the following information:
 - i. The owner's name and operator's name.
 - ii. Emergency contact numbers (more than one).
- n. **Sound Requirements.** The audible sound from a large-scale principal use solar energy system including ancillary equipment shall not exceed 45 dBA L_{den} measured at the non-participating property line closest to the solar energy system. To minimize noise disturbance, inverters shall be as centrally located as possible on the site.
- o. **Repowering.** In addition to repairing or replacing components to maintain the system, a large-scale principal use solar energy system may at any time be repowered by reconfiguring, renovating, or replacing the solar energy system to increase the power rating within the existing project footprint. However, a proposal to change the project footprint of an existing solar energy system shall require a new special land use permit and site plan review application, subject to the ordinance requirements in place at the time of the request. The expenses incurred for planning, engineering, legal, and other services resulting from the submittal of an application to modify or repower a solar energy system shall be reimbursed to the Township by the applicant in compliance with the Township's established escrow policy.
- p. **Maintenance Plan.** At the time of site plan review, the applicant shall present a detailed plan for maintenance of the facility, including equipment, landscaping, and ground cover maintenance.
- q. **Battery Containment and Disposal.** If used, solar storage batteries shall be placed in a secure container. When no longer needed, the batteries shall be disposed of in accordance with applicable laws and regulations.
- r. **Review and Approval Requirements.** Large-scale principal use solar energy systems shall require site plan and special land use review and approval, pursuant to Sections 29.02 and 29.03, except that planned development approval shall be required in the GD, Green Zone Planned Development District. Subsequently, building and electrical permits shall be obtained prior to installation. Additional permits from county or state agencies may be required, including but not limited to the Ingham County Road Department and the Ingham County Drain Commissioner.
- s. **Large-Scale Principal Use Solar Energy Systems under Michigan Public Act 233 of 2023.** On or after November 29, 2024, once Public Act 233 of 2023 is in effect, the following provisions apply to Large-Scale Principal Use Solar Energy Systems with a nameplate capacity of 50 megawatts or more. To the extent these provisions conflict with the provisions in subsections a through r, above (regulating Large-Scale Principal Use Solar Energy Systems), the provisions below control as to such Large-Scale Principal Use Solar Energy Systems. All provisions in subsections a through r, above, that do not conflict with this subsection remain in full force and effect. This subsection does not apply if Public Act 233 of 2023 is repealed, enjoined, or otherwise not in effect, and does not apply to Large-Scale Principal Use Solar Energy Systems with a nameplate capacity of less than 50 megawatts.
 - i. **Setbacks.** Large-Scale Principal Use Solar Energy Systems shall comply with the following minimum setback requirements, with setback distances measured from the nearest edge of the perimeter fencing of the facility:

Setback Description	Minimum Setback Distance
Occupied community buildings and dwellings on nonparticipating properties	300 feet from the nearest point on the outer wall
Public road right-of-way	50 feet measured from the nearest edge of a public road right-of-way
Nonparticipating parcels	50 feet measured from the nearest shared property line

- ii. **Fencing.** Fencing for Large-Scale Principal Use Solar Energy Systems shall comply with the latest version of the National Electrical Code as of November 29, 2024, or as subsequently amended.
 - iii. **Height.** Solar panel components shall not exceed a height of twenty-five (25) feet above ground when the arrays are at full tilt.
 - iv. **Noise.** The Large-Scale Principal Use Solar Energy Systems shall not generate a maximum sound in excess of fifty-five (55) decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.
 - v. **Lighting.** The Large-Scale Principal Use Solar Energy System shall implement dark sky friendly lighting solutions.
 - vi. **Environmental Regulations.** The Large-Scale Principal Use Solar Energy System shall comply with applicable state and federal environmental regulations.
 - vii. **Host Community Agreement.** The applicant shall enter into a host community agreement with the Township. The host community agreement shall require that, upon commencement of any operation, the Large-Scale Principal Use Solar Energy System owner must pay the Township \$2,000.00 per megawatt of nameplate capacity. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the local unit and the applicant.
8. **Decommissioning Plan.** A decommissioning plan shall be submitted at the time of site plan review for all small-scale and large-scale principal use solar energy systems. The decommissioning plan shall include the following elements:
- i. **Removal Process.** The anticipated manner in which the project will be decommissioned shall be outlined, including a description of the above-grade and below-grade improvements that will be removed, retained, or restored for viable reuse on the property consistent with the zoning.
 - ii. **Projected Cost.** The projected decommissioning costs for removal of the solar energy system and soil stabilization shall be provided, ~~minus the salvage value~~ in current dollars. The amount of the surety bond posted with the State of Michigan for decommissioning of panels shall be subtracted for solar energy systems located on PA 116 lands.
 - iii. **Type and Amount of Performance Guarantee.** The method of ensuring that funds will be available for decommissioning and soil stabilization shall be specified (e.g., surety bond from a bonding agency rated A+ or better, irrevocable letter of credit, cash). The amount of the performance guarantee shall be equal to 125% of the projected cost.
 - iv. **Periodic Review.** A review of the amount of the performance guarantee shall be conducted every five (5) years for the life of the project. The review shall consider the rate of inflation, current salvage value, and current removal costs. The review shall be subject to approval by the Planning Commission.

- v. **Amending the Decommissioning Plan.** Planning Commission approval shall be required to amend a previously approved decommissioning plan.
 - vi. **Decommissioning Timeframe.** Decommissioning a solar energy system shall commence only when the soil is dry to prevent soil compaction and must be completed within twelve (12) months of abandonment. A solar energy system that has not produced electrical energy for twelve (12) consecutive months shall prompt an abandonment hearing.
9. Site Plan Review Requirements.
- Small-scale and large-scale principal use solar energy systems shall comply with applicable site plan review requirements in Section 29.02. In addition, the following documentation shall be submitted to demonstrate compliance with the regulations set forth herein:
- a. The site plan shall show the following, at minimum:
 - i. Locations and dimensions of all solar arrays, including setbacks and distances between arrays, total height, and height to the lowest edge above grade.
 - ii. Ancillary structures and electrical equipment, including power and communication wiring.
 - iii. Dwellings and other existing and proposed structures on the property and within 150 feet of the property lines.
 - iv. Temporary and permanent access drives, fencing locations and details, screening, and signs.
 - v. Lot lines of participating and non-participating lots.
 - b. Grading and land clearing plans, showing existing and proposed topography.
 - c. Plans showing proposed screening and ground cover.
 - d. A decommissioning plan, pursuant to subsection 8, herein.
 - e. Designation of prime farmland as defined in the U. S. Department of Agriculture, Natural Resources Conservation Service—Web Soil Survey.
 - f. Designation of lands enrolled in a Farmland Development Rights Agreement under Michigan Public Act 116 of 1974.
 - g. Names, contact information, and qualifications of professionals who prepared analyses submitted with the application.
 - h. Upon obtaining required permits and zoning approval, but prior to the commencement of any construction, the applicant shall provide a copy of a Power Purchase Agreement or other evidence of ability to connect to the electrical grid when the project is completed.
 - i. **Fire Safety.** Plans shall be submitted to the Northeast Ingham Emergency Service Authority (NIESA) for review, along with a written emergency response plan detailing the procedures, training, and equipment required to respond to fire emergencies. If specialized training or equipment is required, it shall be provided at the expense of the applicant.
 - j. **Environmental Analysis.** An environmental analysis prepared by a qualified professional shall be submitted, which shall identify and assess the potential impact of the project on the natural and cultural environment, including, but not limited to, wetlands, wildlife, and fragile ecosystems. The analysis shall identify all appropriate measures to mitigate adverse environmental impacts and indicate how those measures will be implemented.

The Analysis shall demonstrate compliance with applicable sections of the Federal Endangered Species Act and Michigan's endangered species protection laws, set forth in Part 365 of the Michigan Natural Resources and Environmental Protection Act. Consultation with the U. S. Fish and Wildlife Service and Michigan Department of Natural Resources to identify listed species is required.

RR. Keeping of Farm Animals on Non-Farm Parcels or Lots

1. Introduction.

Certain farm animals may be kept on non-farm parcels or lots as an accessory to a principal permitted single family residential use, subject to the regulations in this section.

Substitute language from recent amendment
~~The regulations in this section apply to non-farm parcels or lots that are three (3) acres or smaller in areas zoned One-Family Residential (R-1), Suburban Residential (R-1-S), Rural Residential (RR), Rural Estates (RE), Agricultural Small Farms (AG-SF), and Commercial Agriculture (AG-C).~~

~~The regulations in this section shall not apply to the keeping of farm animals on a farm operation that is on a parcel that is greater than three (3) acres in area zoned Commercial Agriculture (AG-C), Agricultural Small Farms (AG-SF), Rural Estates (RE), or Rural Residential (RR), where keeping of farm animals is permitted in compliance with the Michigan Right to Farm Act and the Generally Accepted Agricultural and Management Practices (GAAMPs) promulgated therein (see subsection L, Farms). The regulations in this section also shall not apply to the keeping of horses in a stable or riding arena, pursuant to subsection AA.~~

Williamstown Township recognizes the many benefits of locally grown and produced agricultural products. The adoption of these regulations is intended to legalize, but more importantly, encourage residents to raise small farm animals in a responsible manner.

These regulations are further intended to complement the sensible agricultural practices taught by the Future Farmers of America (FFA), 4-H, and similar organizations. Notwithstanding the requirements set forth herein, animals that are part of a documented FFA or 4-H program may be kept on non-farm parcels or lots, provided that a minimum parcel or lot size of two (2) acres shall be required for animals exceeding 175 pounds.

Existing facilities regulated by these regulations are subject to the nonconforming use provisions in Article 3.00 of the Zoning Ordinance, provided that the facilities comply with the sanitary and nuisance requirements in item 5, following.

2. Purpose

The regulations in this subsection are intended to establish the conditions under which certain farm animals may be kept in semi-urban residential areas of Williamstown Township. Some residents on non-farm parcels or lots wish to raise their own food because of a desire for healthier dietary practices, community sustainability and resilience, and greater access to safe and healthy food options. Concerns about disease and pestilence exist when farm animals and people live in proximity. Nuisance concerns also exist, due to odors, noises, and other impacts associated with farm animals. The regulations in this subsection are intended to address these concerns, allow agriculture on residential parcels and lots, and minimize social conflict and public health impacts.

3. Private, Non-Commercial Use

Livestock and poultry kept and maintained under this subsection shall be for private, non-commercial use only.

4. Definitions

For the purposes of this subsection, the following definitions shall apply:

- a. **Poultry.** Domesticated fowl collectively, especially those valued for their meat and eggs, such as chickens, turkeys, ducks, geese, and guinea fowl.
- b. **Small Farm Animal.** A domesticated animal that is kept for the purpose of a farm product or service to humans and does not exceed a mature weight of 175 pounds. Small farm animals include, but are not limited to goats, miniature pigs, sheep, and rabbits.

5. Sanitary Requirements; Nuisances

It is unlawful and shall be considered a nuisance for any person to keep or maintain, or allow to be kept or maintained, upon any premises owned, controlled, or occupied by the person, any livestock or poultry that are in foul, obnoxious, malodorous, or filthy conditions or that may become detrimental to the public health, safety and welfare. All places where livestock and poultry are kept shall be maintained in sanitary condition and shall be cleaned as often as necessary to avoid being a nuisance.

6. Zoning Permit Required

A person intending to keep any of the farm animals cited in this subsection RR on a non-farm parcel or lot shall obtain a zoning permit from the Township prior to acquiring the animals. By signing the permit application, the applicant attests that he/she will abide by all the regulations contained herein for as long as the farm animals are kept. Enforcement related to a permit shall be predicated on a finding that there has been a specific violation of these regulations or that keeping of farm animals has created a nuisance. A zoning permit for the keeping of farm animals shall not be transferrable from one property owner to another.

7. Applicability of Private Restrictions

Notwithstanding the regulations set forth in this subsection, private restrictions on the use of property for keeping of farm animals shall remain enforceable. Private restrictions include, but are not limited to, deed restrictions, restrictions in condominium master deeds and bylaws, subdivision association bylaws, and covenant deeds. The interpretation and enforcement of private restrictions is the sole responsibility of the private parties involved.

8. Poultry

The keeping of poultry is permitted, subject to the following regulations:

- a. **Gender.** Only female poultry (hens) shall be kept on non-farm parcels or lots. For example, keeping of mature roosters is prohibited.
- b. **Number of Hens.** The following chart indicates the maximum number of hens permitted on a parcel or lot:

Size of Parcel or Lot	Maximum Number of Hens
Less than ½ acre	6
½ acre to 1 acre	12
Each additional ½ acre	Up to 6

c. **Location and Setbacks.**

- i. In the R-1, R-1-S, and RR districts, facilities and structures related to the keeping of poultry shall be located to the rear of the residence.
 - ii. Coops and pens in all districts shall comply with the following setbacks:
 - Coops and pens shall comply with the minimum front yard setback requirements for principal structures specified in the Schedule of Regulations, Section 28.02.
 - Coops and pens shall be set back a minimum of thirty (30) feet from side and rear property lines.
 - Coops and pens shall be set back a minimum of fifty (50) feet from any building on an adjacent property used as a dwelling.
 - Coops and pens shall be set back a minimum of twenty (20) feet from the applicant's residence.
 - iii. Manure storage facilities shall be located to the rear of the residence and set back a minimum of fifty (50) feet from all property lines.
- d. **Coop and Pen Design.** A coop (also called a henhouse) is a completely enclosed structure that provides shelter for chickens or other poultry. A pen is a fenced enclosure, typically attached to the coop, that is mostly open to the elements, that allows the chickens or other poultry to leave the coop while remaining in a predator safe environment. The coop and pen shall comply with the following specifications:
- i. Materials. Coops and pens must be constructed of durable, weather-resistant materials. The use of corrugated metal or fiberglass, sheet metal, plastic tarps, scrap lumber, or similar materials that would detract from the appearance of the property and neighborhood shall be prohibited.

- ii. Elevation of Structures. The coop shall be designed to prevent rodents or other animals from being harbored underneath, inside, or within the walls of the structure. One method of achieving this is by elevating the coop at least eighteen (18) inches above grade.
- iii. Coop Features. Coops shall have a roof and doors that can be tightly secured. They shall be readily accessible for cleaning. They shall be properly ventilated and have adequate sunlight.
- iv. Coop and Pen Size. Each bird must have a minimum of three (3) square feet of space in the coop and ten (10) square feet in the pen.
- v. Pen Height. If the pen is not covered, then it must be at least forty-two (42) inches in height and the birds' wings must be clipped to prevent them from leaving the pen.
- vi. Cleaning Requirements. Coops and pens shall be cleaned regularly to prevent accumulation of food, fecal matter, and nesting material that would create a nuisance or unsanitary conditions due to odor, vermin, debris, or decay.

e. **Additional Regulations.**

- i. Feed Storage. Feed shall be stored in sealable containers to prevent access by rodents or other animals.
- ii. Containment. Poultry shall be always kept inside a pen and must be shut in their coop from sunset to sunrise.
- iii. Sales. Selling of poultry on-site is prohibited.
- iv. Slaughtering. Slaughtering of poultry shall be conducted in a fully enclosed building.
- v. Removal of Dead Poultry. Dead poultry and waste eggs shall be promptly bagged and disposed of.
- vi. Manure Storage and Removal. Stored manure shall be placed in a fully enclosed container. No more than three (3) cubic feet of manure shall be stored. All other manure not used for composting or fertilizing shall be removed from the site.

9. **Small Farm Animals (other than poultry)**

The keeping of small farm animals on non-farm parcels or lots is permitted, subject to the following regulations:

- a. **Non-commercial Use.** The keeping of small farm animals on non-farm parcels or lots shall be for non-commercial use only. Consequently, milk producing, cheese producing, yogurt making, soap making, baby formula making, or fertilizer production for commercial use or sale is prohibited.
- b. **Minimum Open Space.** Except for rabbits, a minimum of one (1) acre of open space or pasture is required to keep any small farm animals.
- c. **Number of Small Farm Animals.** No more than six (6) small farm animals shall be permitted per acre of open space or pasture, except that up to ten (10) rabbits of breeding age shall be permitted per acre. Additional small farm animals are permitted for weaning under subitem d, Breeding. No fewer than two (2) goats shall be kept on a parcel or lot.
- d. **Breeding.** Small farm animals may be bred if all the following conditions are met:
 - i. Time Limits. Young animals shall be kept for no more than sixty (60) days after birth to allow for weaning from the mother.
 - ii. Reduction in Number. Small farm animals exceeding the number allowed in subitem c may not be kept more than sixty (60) days after the day they are born.
 - iii. Buckling Goats. Buckling goats shall be separated from female goats six (6) weeks after birth. Any buckling being permanently retained shall be made a wether (a castrated male goat) and dehorned in no more than seven (7) weeks after birth.

e. **Location and Setbacks.**

- i. In the R-1, R-1-S, and RR districts, facilities and structures related to the keeping of small farm animals shall be located to the rear of the residence.
- ii. Shelters and pens in all districts shall comply with the following setbacks:
 - Shelters and pens shall comply with the minimum front yard setback requirements for principal structures specified in the Schedule of Regulations, Section 28.02.
 - Shelters and pens shall be set back a minimum of thirty (30) feet from side and rear property lines.
 - Shelters and pens shall be set back a minimum of fifty (50) feet from any building on an adjacent property used as a dwelling.
 - Shelters and pens shall be set back a minimum of twenty (20) feet from the applicant's residence.
- iii. Manure storage facilities shall be located to the rear of the residence and set back a minimum of fifty (50) feet from all property lines.

f. **Shelter and Pen Design.** A **shelter** is an enclosed structure that provides protection for the small farm animals from the elements and predators. A **pen** is a fenced outdoor enclosure, typically attached to the shelter, that allows the small farm animals to leave the shelter while remaining in a predator safe environment. The shelter and pen shall comply with the following specifications:

- i. Materials. Shelters and pens must be constructed of durable, weather-resistant materials. The use of corrugated metal or fiberglass, sheet metal, plastic tarps, scrap lumber, or similar materials that would detract from the appearance of the property shall be prohibited.
- ii. Shelter Features. Shelters shall have a solid roof and shall be designed to secure the animals. They shall be readily accessible for cleaning.
- iii. Shelter and Pen Size. Shelters and pens shall comply with the size requirements in the following chart:

	Shelter Size (per animal)	Pen Size (per animal)
Goat	Doe and kid: 18 sq. ft.; Wether: 15 sq. ft.	250 sq. ft.
Pig	Market pig: 9.1 sq. ft.; Sow with litter: 35 sq. ft.	250 sq. ft.
Sheep	Market lamb, 45-65 lbs.: 7.5 sq. ft.; 65-90 lbs.: 9 sq. ft.; 91-110 lbs.: 11 sq. ft.; Ewe: 14-20 sq. ft.	250 sq. ft.
Rabbit	Small breed: 1.5 sq. ft.; Large breed: 5.0 sq. ft.	Not applicable

- iv. Pen Features. The pen must be constructed in a way to prevent animals from getting out. The pen must be accessible by the animals from their shelter when they are not secured in the shelter.
- v. Cleaning Requirements. Shelters and pens shall be cleaned regularly to prevent accumulation of food and fecal matter, that would create a nuisance or unsanitary conditions due to odor, vermin, debris, or decay.
- vi. Prohibited Containment. Small farm animals may not be kept in a residence, porch, or attached garage.

g. **Additional Regulations.**

- i. Male Goats (Bucks). No male goats, also called bucks, shall be kept.

- ii. Hay and Grain Storage. Hay shall be stored to prevent mold or excess moisture in the hay. Grain shall be stored in sealable containers to prevent access by rodents or other animals.
- iii. Containment. Animals shall be kept inside a pen at all times and must be kept in their shelter from sunset to sunrise.
- iv. Slaughtering. Slaughtering of small farm animals is prohibited on non-farm parcels, except in the following instances:
 - a. where slaughtering on-site is required by a legitimate, verifiable religious practice, in which case the slaughtering shall be conducted in a fully enclosed building, or
 - b. where slaughtering on-site is required to alleviate the suffering of an injured animal.
- v. Manure Storage and Removal. Stored manure shall be placed in a fully enclosed container. No more than three (3) cubic feet of manure shall be stored. All other manure not used for composting or fertilizing shall be removed from the site.
- vi. Removal of Dead Animals. Dead animals shall be disposed of within twenty-four hours after death, following procedures cited in the Bodies of Dead Animals Act, Michigan Public Act 239 of 1982, as amended.

10. Bees

The keeping of bees is permitted, subject to the following regulations:

- a. **Hives**. Honeybee colonies shall be kept in hives with removable combs that are capable of being inspected.
- b. **Hive Density**. The following chart indicates the maximum permitted density of honeybee colonies relative to parcel or lot size:

Size of Parcel or Lot	Number of Colonies Permitted
Up to ¼ acre	2
More than ¼ acre, less than ½ acre	4
More than ½ acre, less than ¾ acre	6
1 acre or more	**

**On parcels or lots larger than one acre there is no limit on the number of colonies if either of the following conditions exist:

- All hives are situated at least fifty (50) feet in any direction from all property lines of the parcel or lot.
- All adjoining property within a one hundred (100) foot radius of any hive is undeveloped (has no structures or facilities for human use or occupancy).

- c. **Hive Location**. Hives shall comply with the following location requirements:
 - i. Minimum Setback. Hives are not permitted within thirty (30) feet of any lot line and occupied buildings.
 - ii. General Location Requirements. Hives shall be located in a quiet area of the lot or parcel, away from roads, sidewalks, and public rights-of-way.
 - iii. Flyway Barrier. When placing hives on lots less than an acre in size or in locations within two hundred (200) feet of the developed portion of any property, a solid fence, wall, or dense vegetative barrier shall be erected to prevent a direct line of flight from the hives into neighboring properties. The barrier shall start at the ground, be a minimum of six (6) feet in height and shall extend beyond the direct line of sight from the entrance of the hive to the neighboring property.
 - iv. Hive Entrance. Hive entrances shall be oriented so that bees fly across the beekeeper's property.
- d. **Provision of Water**. Where adequate fresh water from a nearby pond or stream is not available, a water source shall be provided that will be available throughout the active flight season, so that the bees do not fix on neighborhood swimming pools, bird baths, or pet water sources.

- e. **Beekeeper's Responsibilities.** If a hive becomes defensive or exhibits unusually aggressive characteristics, the beekeeper shall determine the cause and requeen with gentle stock if necessary. Beekeepers should perform hive manipulations when neighbors are not working or relaxing outdoors. Hive manipulations shall be performed as quickly as possible, with minimum disturbance to the bees. Extended hive manipulations, particularly removing honey, should be planned to accommodate neighbors' outdoor activities.

SS. Event Barns

1. Site Plan and Special Land Use Approval.

- a. Event Barns shall require site plan and special land use review and approval, pursuant to Sections 29.02 and 29.03.
- b. The initial special land use approval shall be limited to one (1) year. Following the initial year of operation, the applicant may apply to the Township Board for continuation of special land use approval for an additional three (3) year period. The Township Board may grant approval for an additional three (3) years if it finds that the Event Barn is in full compliance with all Ordinance requirements. In considering the request for approval, the Township Board shall also consider complaints about the Event Barn received at the Township Hall or by the Meridian Township Police.

If the initial year of operation is completed to the satisfaction of the Township Board such that the Township Board approves continuation of special land use approval, then the applicant may request an increase in the permitted frequency of events (see item 22, following).

Following the fourth year of operation, the applicant may apply to the Township Board for ongoing special land use approval, provided that the Event Barn remains in full compliance with all Ordinance requirements and that there are no unresolved complaints about the Event Barn.

2. **Health Department Approval.** The septic system, water supply well, and kitchen facilities shall be subject to approval by the Ingham County Health Department prior to final Township approval.
3. **Emergency Service Agencies Approvals.** NIESA inspection and approval shall be required prior to final Township approval, pursuant to the current adopted Fire Code. NIESA shall be requested to establish a maximum occupancy load for the facility, determine if the facility must be sprinkled, and approve the fire access route to the Event Barn and within the site. Emergency access routes shall be durable all-season driveways that remain unobstructed during events.

Event Barns shall also be subject to review and approval by the Meridian Township Police.

4. **Building Inspector Approval.** All buildings and improvements shall be subject to inspection by the Williamstown Township Building ~~Inspector~~ ^{Official}. Event Barns shall comply with the regulations in the current adopted Michigan Building Code covering Assembly Group A, including but not limited to the regulations dealing with egress in Section 1029 of the Building Code. Following approval of a site plan for an Event Barn, the applicant shall apply for a building permit, pursuant to Section 29.02(D)(8) of the Zoning Ordinance.
5. **General Public Excluded.** Food service and other Event Barn facilities shall be made available only to patrons of scheduled events; such facilities shall not be open to the general public. This regulation is not intended to prevent agricultural tourism operations and sale of farm products to the general public, which may be permitted under Section 8.02(OO) of the Zoning Ordinance.
6. **Number of Event Barns.** No more than one (1) Event Barn shall be permitted per parcel.
7. **Minimum Lot Area.** Event Barns shall not be permitted on parcels that are less than forty (40) acres in size.
8. **Transportation and Access.** Event Barns shall have access to a paved County primary road or to Grand River Avenue (M-43). Event Barns that have access to Grand River Avenue (M-43) shall require approval by the Michigan Department of Transportation (MDOT). Event Barns that have access to County primary roads shall require approval by the Ingham County Road Department (ICRD). Driveways for ingress and egress shall also be subject to review and approval by the Planning Commission and the Northeast Ingham Emergency Services Authority (NIESA).

A Transportation Impact Analysis (TIA) shall be required prior to the approval of any Event Barn. The TIA shall be prepared by a traffic or transportation engineer who has a minimum of three (3) years of experience preparing TIAs. The TIA shall be based on accepted engineering standards and methods established by the Institute of Transportation Engineers, Michigan Department of Transportation, and Ingham County Road Department. The TIA shall contain the following elements, at minimum:

- a. Description of the project.
 - b. Existing traffic conditions within the impact area of the project, such as, but not necessarily limited to the number of lanes and right-of-way of each road impacted by the project, a.m. and p.m. peak traffic counts, Average Daily Traffic (ADT) counts, and accident history within five hundred (500) feet of the site.
 - c. Projections, using maps and narrative to estimate the impact of the proposed project on traffic.
 - d. Analysis of data collected, including at minimum:
 - i. Analysis of the impact of the projected traffic on the capacity of roads serving the Event Barn.
 - ii. A gap study to analyze the frequency and duration of gaps in the flow of traffic.
 - iii. Maps and narrative to analyze access (location and design of proposed access driveways, sight distance limitations, distance to existing adjacent driveways and intersections, etc.).
 - e. Mitigation measures needed to accommodate the projected traffic generated by the Event Barn.
9. **Parking.** One (1) off-street parking space shall be provided per three (3) people, based on the occupancy load of the building. Parking areas shall comply with the following setbacks:

Minimum setback from road right-of-way	75 ft.
Minimum setback from side or rear property lines	100 ft.

Parking in the road or road right-of-way is prohibited.

Parking shall comply with applicable requirements in Section 4.01 of the Zoning Ordinance. However, the Planning Commission may waive the requirement for parking lot paving, upon making the determination that a gravel surface will be adequate to handle the anticipated level of traffic. In making such a determination, the Planning Commission shall consider the types of vehicles anticipated (e.g., volume of bus traffic, size and weight of vehicles, etc.). If paving is not required, then the site plan shall include a commitment to provide dust control. All parking areas shall be clearly defined by gravel, wheel stops, fences, and/or other visible markings.

Compliance with the barrier-free parking requirements in Section 4.01(C)(6) shall be required. Barrier-free spaces and side aisles shall be paved, even if the remainder of the parking is gravel surfaced.

10. **Overnight Use.** Overnight accommodations and parking are prohibited.
11. **Alcoholic Beverages.** Alcoholic beverages may be served for on-premises consumption during scheduled events, but only if the alcoholic beverages are sold pursuant to properly obtained license(s) from the Michigan Liquor Control Commission and sold in a manner compliant with the MLCC's rules and regulations.
- The person(s) responsible for serving the alcoholic beverages shall be identified. A copy of the MLCC license(s) shall be submitted to the Township prior to any event at which alcohol will be served.
12. **Building Design.** Any new building constructed to be used as an Event Barn shall emulate the architectural features of an historic agricultural building, as described in the Michigan Barn and Farmstead Survey Manual published by Michigan State University. For example, appropriate Event Barn roof shapes include gable, gambrel, gothic, ogee, round, monitor, and hip. Typical accessory barn features include cupolas, dormers, lightning rods, ventilators, and weathervanes. The architectural design of any ancillary buildings shall emulate the architecture of the main building.
13. **Screening and Landscaping.** Event Barns shall comply with the screening and landscaping requirements for Non-Residential Uses in a Residential or Agricultural District (Section 5.03 (C)). Generally, required screening shall be located along the property line (rather than next to the Event Barn). The Planning Commission and Township Board may require additional landscaping, beyond the requirements in Section 5.03(C), to achieve adequate screening and to mitigate potential impacts on surrounding properties and on the visual character of adjacent public road corridors. Plantings and berms shall be laid out to shield vehicle lights from shining on adjacent residences.
14. **Setbacks.** Event Barns, including outdoor gathering areas, shall comply with the following setback requirements:

Minimum setback from road right-of-way	75 ft.
Minimum setback from side or rear property lines	300 ft.

15. **Lighting.** Parking areas, sidewalks, and outdoor areas used after dark shall be adequately lit. Exterior lighting shall comply with the requirements in Section 2.12. Exterior lighting must be turned off at the conclusion of the event, except where needed for clean-up or tear down after the event.
- delete { 16. **Permitted Months of Operation.** Event Barns shall be permitted to operate only between May 1st and October 31st of each year.
17. **Hours of Operation.** Events shall not start before 9:00 a.m. or extend beyond 9:00 p.m. Set-up operations shall be completed within these hours but tear down operations may extend to 10:00 p.m.
18. **Noise and Other Nuisances.** Event Barn activities shall comply with the requirements in the Blight Control Ordinance and the Performance Standards in Article 9 of the Zoning Ordinance with respect to noise and other nuisances. Amplified music and voice are permitted indoors only, provided that the level of sound emitted from the Event Barn does not exceed normal conversation when measured at or within the property boundary of the receiving district, i.e., 55 dBA.
19. **Signs.** Signs shall comply with the requirements for agricultural seasonal events in the table in Section 7.05(C).
20. **Residential Dwelling Requirement.** An Event Barn shall be permitted on a parcel only if the parcel is also occupied by an owner-occupied residential dwelling, which is occupied as a principal residence by the title holder, including the entire time that the Event Barn is in operation.
21. **Attendance Limits.** Event Barns shall limit attendance at any wedding or other event to 150 people, not including staff and vendors.
22. **Permitted Frequency and Duration of Events.** An Event Barn shall hold no more than two (2) events per month and no more than one (1) event per week. No event shall last longer than one (1) day. The proprietor of the Event Barn shall maintain a log of events held for review by the Township. The log shall record date and purpose of the event, number of attendees, and whether alcohol was served.
23. **Minimum Open Space.** A minimum of thirty-three percent (33%) of any parcel occupied by an Event Barn shall be reserved as undeveloped open space or farmland, which shall comply with the following requirements:
 - a. **Exclusions.** Reserved open space shall not include the area of any public road or road right-of-way, the area of any easement providing access to the site, the area of any outdoor gathering area, the area of any conventional storm water retention or detention basin, and any area used for off-street parking.
 - b. **Open Space Objectives.** Open space shall be located on the site to meet the following objectives:
 - i. To preserve distinctive natural features, wooded areas, and rural features.
 - ii. To preserve farmlands.
 - iii. To minimize impact on wetlands, streams, and other sensitive environmental features.
 - c. **Reservation of Open Space.** Required open space shall be permanently protected by the property owner with a recordable instrument that assures that the open space will remain undeveloped or will be farmed for the entire time that the Event Barn is in operation. This can be accomplished, by way of example, through a deed restriction, or an irrevocable conveyance, such as a conservation easement or restrictive covenant that runs with the land, whereby development rights are conveyed to a land conservation organization or other public body. Evidence that this document has been recorded with the Ingham County Register of Deeds shall be provided to the Township prior to issuance of any permits to commence construction.
24. **Performance Guarantee and Cost Recovery.** To ensure compliance with the requirements in this subsection RR and any conditions of approval, the Planning Commission or Township Board shall require that a performance guarantee be deposited with the Township, pursuant to Section 2.18 of the Zoning Ordinance.

The owner of the Event Barn shall be liable for the expense of police or other enforcement action by Township-authorized personnel when there is a documented violation of this Ordinance. The "expense of police or other

enforcement action" means the direct and reasonable costs incurred by Williamstown Township when personnel acting on behalf of the Township respond to the violation. These costs include all salaries and wages of personnel responding to the violation, all salaries and wages of personnel engaged in investigation and report preparation, and all costs related to any prosecution of the person causing the violation.

25. **Additional Site Plan and Special Land Use Requirements.** In addition to the information required in Sections 29.02 and 29.03 for site plan and special land use review, the following information shall be included with an Event Barn application:
- The planned frequency of events and the maximum number of attendees to be accommodated at any single event.
 - Months of operation.
 - Delineation of all portions of the parcel to be part of the Event Barn operation, including parking areas and outdoor gathering and activity areas.
 - Food preparation facilities that are to be part of the Event Barn.
 - Delineation on the site plan of permanently protected open space, pursuant to the preceding subsection 23.

TT. Energy Storage Facilities

1. Findings and Purpose.

Energy storage facilities improve the way that electricity is generated, delivered, and consumed. In particular, battery energy storage systems can perform the following key functions:

- Provide the flexibility needed to increase the level of variable solar and wind energy that can be accommodated on the grid.
- Provide back-up power during emergencies like blackouts from storms, equipment failures, or accidents.
- Lower costs by storing energy when the price of electricity is low and discharging that energy back onto the grid during peak demand.
- Balance power supply and demand instantaneously, which makes the grid more reliable, resilient, efficient, and cleaner.

The purpose of this subsection is to provide regulations that will permit the safe placement and use of energy storage facilities in Williamstown Township to support the electrical grid that serves the residents of the Township.

2. Definition.

The following term, when used in this subsection, shall have the meaning ascribed to it, except where the context clearly indicates a different meaning:

Energy Storage Facility: A system that absorbs, stores, and discharges electricity. Energy storage facility does not include either of the following:

- Fossil fuel storage.
- Power-to-gas storage that directly uses fossil fuel inputs.

3. Energy Storage Facility Regulations.

Energy storage facilities deployed as part of a solar or wind energy project or as part of a utility substation or transmission system shall be subject to the following regulations:

- Compliance with NFPA 855.** Energy storage facilities shall comply with the most current version of NFPA 855 "Standard for the Installation of Stationary Energy Storage Systems."
- Permitted Zoning Districts.** Energy storage facilities shall be permitted only in the following zoning districts: AG-C, Commercial Agricultural, AG-SF, Agricultural-Small Farms, and GD, Green Zone Planned Development District.

- c. **Permitted Height.** Energy storage systems shall not exceed fifteen (15) feet in height.
- d. **Required Setbacks.** No part of a energy storage facility shall be located closer than seventy-five (75) feet to a front, side, or rear lot line or road right-of-way line.
- e. **Fencing.** Notwithstanding the requirements in Section 6.02, if required by the National Electrical Code, energy storage facility shall be enclosed by a seven (7) foot high fence to restrict unauthorized access. Barbed wire is prohibited. Fencing is not subject to setback requirements, provided that screening requirements can be met.
- f. **Screening.** Evergreen landscaping shall be provided to screen energy storage facilities from the road and from adjacent residential land uses. Screening shall comply with the requirements in Section 5.02(E). Any required screening shall be planted outside of the perimeter fencing. Required screening shall be maintained on an ongoing basis pursuant to Section 5.05(F).
- g. **Visual Characteristics.** The exterior of energy storage facilities shall be finished in a non-reflective matte finish with a white or off-white color.
- h. **Wiring.** Power and communication lines serving the energy storage facility shall be buried underground.
- i. **Lighting.** Light fixtures shall comply with the requirements in Section 2.12.
- j. **Sign.** A two (2) square foot sign shall be posted at the entrance(s) to the facility, which shall be kept up to date with the following information:
 - i. The owner's name and operator's name.
 - ii. Emergency contact numbers (more than one).
 - iii. Warning of high voltage associated with the energy storage facility.
- k. **Sound Requirements.** The audible sound from an energy storage facility shall not exceed 45 dBA L_{den} measured at the closest property line.
- l. **Maintenance Plan.** At the time of site plan review, the applicant shall present a detailed plan for maintenance of the facility, including equipment, landscaping, and ground cover maintenance.
- m. **Fire Safety Plans and Training.** Plans shall be submitted to the Northeast Ingham Emergency Service Authority (NIESA) for review, along with a written emergency response plan detailing the procedures, training, and equipment required to respond to fire emergencies. If specialized training or equipment is required, it shall be provided at the expense of the applicant.
- n. **Decommissioning Plan.** A decommissioning plan shall be submitted at the time of site plan review. The decommissioning plan shall include the following elements:
 - i. **Removal Process.** The anticipated manner in which the project will be decommissioned shall be outlined, including a description of the above-grade and below-grade improvements that will be removed, retained, or restored for viable reuse on the property consistent with the zoning.
 - ii. **Projected Cost.** The projected decommissioning costs for removal of the energy storage facility and soil stabilization shall be provided, in current dollars.
 - iii. **Type and Amount of Performance Guarantee.** The method of ensuring that funds will be available for decommissioning and soil stabilization shall be specified (e.g., surety bond from a bonding agency rated A+ or better, irrevocable letter of credit, cash). The amount of the performance guarantee shall be equal to 125% of the projected cost.

- iv. **Periodic Review.** A review of the amount of the performance guarantee shall be conducted every five (5) years for the life of the project. The review shall consider the rate of inflation and current removal costs. The review shall be subject to approval by the Planning Commission.
 - v. **Amending the Decommissioning Plan.** Planning Commission approval shall be required to amend a previously approved decommissioning plan.
 - vi. **Decommissioning Timeframe.** Decommissioning of an energy storage facility shall be completed within twelve (12) months of abandonment. An energy storage facility that has not been in use for twelve (12) consecutive months shall prompt an abandonment hearing.
- o. **Energy Storage Facilities under Michigan Public Act 233 of 2023.** On or after November 29, 2024, once Public Act 233 of 2023 is in effect, the following provisions apply to Energy Storage Facilities with a nameplate capacity of 50 megawatts or more and an energy discharge capability of 200 megawatt hours or more. To the extent these provisions conflict with the provisions in subsections a through n, above (regulating Energy Storage Facilities), the provisions below control as to such Energy Storage Facilities. All provisions in subsections a through n, above, that do not conflict with this subsection remain in full force and effect. This subsection does not apply if Public Act 233 of 2023 is repealed, enjoined, or otherwise not in effect, and does not apply to Energy Storage Facilities with a nameplate capacity of less than 50 megawatts and an energy discharge capability of less than 200 megawatt hours.

- i. **Setbacks.** Energy Storage Facilities shall comply with the following minimum setback requirements, with setback distances measured from the nearest edge of the perimeter fencing of the facility:

Setback Description	Minimum Setback Distance
Occupied community buildings and dwellings on nonparticipating properties	300 feet from the nearest point on the outer wall
Public road right-of-way	50 feet measured from the nearest edge of a public road right-of-way
Nonparticipating parcels	50 feet measured from the nearest shared property line

- ii. **NFPA 855.** The Energy Storage Facility shall comply with the version of NFPA 855 "Standard for Installation of Stationary Energy Storage Systems" in effect on the effective date of the amendatory Public Act that added this section, or any applicable successor standard adopted by the Michigan Public Service Commission as reasonable and consistent with the purposes of this subdivision.
 - iii. **Noise.** The Energy Storage Facility shall not generate a maximum sound in excess of fifty-five (55) average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.
 - iv. **Lighting.** The Energy Storage Facility shall implement dark sky friendly lighting solutions.
 - v. **Host Community Agreement.** The applicant shall enter into a host community agreement with the Township. The host community agreement shall require that, upon commencement of any operation, the Energy Storage Facility owner must pay the Township \$2,000.00 per megawatt of nameplate capacity. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the local unit and the applicant.
4. **Review and Approval Requirements.** An energy storage facility that is deployed as part of a solar or wind energy project or as part of a utility substation or transmission system shall be considered accessory to the solar or wind energy project, utility substation, or transmission system of which it is a part. Consequently, the review and

approval of the energy storage facility shall occur simultaneously with the site plan and special land use review processes required for the principal solar or wind energy project, utility substation, or transmission system project.

In the event that an energy storage facility is proposed independent of a principal solar or wind energy project, utility substation, or transmission system project, then site plan and special land use review shall be required, pursuant to Section 29.02 and 29.03. Additional permits from county or state agencies may be required, including but not limited to the Ingham County Road Department and the Ingham County Drain Commissioner.

Section 8.03 -- Site Development Standards for Residential Uses

A. Accessory Dwelling Units

1. **Findings and Purpose.** The housing stock in Williamstown Township is heavily weighted toward the needs of families with children. Older residents, single parents, young home seekers, and renters have limited choices. There is clearly a need to increase the diversity and supply of housing. Accessory Dwelling Units can help address this need by providing homeowners with the opportunity to provide an additional dwelling unit on their lots, either attached to the primary dwelling unit or as a freestanding dwelling unit.

By allowing Accessory Dwelling Units, the supply of more affordable housing will increase in the Township. Family members and others who wish to provide care and support for someone in a semi-independent living situation will also benefit from the ability to construct an Accessory Dwelling Unit.

2. **Definitions.** See definition of "Accessory Dwelling Unit" in Section 1.03.
3. **Zoning Districts in which Accessory Dwelling Units Are Permitted.** Accessory Dwelling Units are permitted in the R-1, R-1-S, RR, RE, AG-SF, and AG-C districts, subject to compliance with the regulations herein and approval by the Building ~~Inspector~~. Accessory Dwelling Units are also permitted in Planned Development districts, subject to compliance with the regulations herein, approval by the Building ~~Inspector~~, and appropriate amendments to the Planned Development Agreement.
4. **Regulations.**

- a. **Number.** Only one (1) Accessory Dwelling Unit shall be permitted as accessory to a single-family dwelling unit.
- b. **Size.** An Accessory Dwelling Unit shall not be larger than fifty percent (50%) of the square footage of the primary single-family detached dwelling unit (with garage space not included in the calculations). In no case shall the Accessory Dwelling Unit have more than one thousand two hundred (1,200) square feet of usable floor area, or less than three hundred (300) square feet of usable floor area.
- c. **Owner-Occupancy Required.** The primary single-family dwelling unit or Accessory Dwelling Unit shall be the principal place of residence for the homeowner.
- d. **Parking.** Parking shall comply with the requirements in Section 4.01, except that one (1) additional parking space beyond those required for the single-family dwelling unit, is required for the Accessory Dwelling Unit. Newly created parking shall make use of existing curb cuts, when possible.
- e. **Minimum Lot Requirements.** Unless expressly stated, all Accessory Dwelling Units shall comply with the requirements that apply to the principal single-family dwelling unit in the zoning district in which the Accessory Dwelling Unit is located (e. g., setbacks, building height, lot coverage requirements). The primary dwelling unit shall be located on a lot that complies with the minimum area requirements of the zoning district.
- f. **Recreational Vehicles.** Use of a recreational vehicle or travel trailer as an Accessory Dwelling Unit is prohibited.
- g. **Design.**
 - i. The Accessory Dwelling Unit shall be designed so that its appearance and scale are compatible with the primary single-family dwelling unit. If a Detached Accessory Dwelling Unit is proposed, the property must retain a single-family appearance from the road.

- ii. Internal and Attached Accessory Dwelling Units shall not have a front entrance visible from the front yard, other than the entrance that serves the primary single-family dwelling unit.
- iii. Newly constructed Detached Accessory Dwelling Units shall be located behind the front building line of the primary single-family dwelling unit.
- h. **Sale of an Accessory Dwelling Unit.** An Accessory Dwelling Unit may not be sold as a separate piece of property or as a condominium unit.

B. Multiple Family and Single Family Attached Housing Requirements

The following site development standards shall apply to attached housing developments, including development in the RM-1, Multiple Family Residential Districts:

1. Permitted Density

- a. **Basic Formula.** The permitted density of development in multiple family districts shall be based on the total number of rooms (excluding kitchen, dining, and bathrooms), in accordance with the following formula:

RM-1 District: The maximum number of rooms permitted shall be equal to the area of the parcel in square feet divided by 1,200.

- b. **Minimum Room Requirements.** All units in the RM-1 district shall have at least one (1) living room and one (1) bedroom, and no more than twenty-five percent (25%) of the units may be one (1) bedroom units.
- c. **Method of Measuring Land Area.** The computations of land area for the purposes of determining density shall not include areas occupied by road rights-of-way or easements, or subaqueous areas. The first twenty thousand (20,000) square feet of a site that is not served by an approved public sanitary sewer shall be excluded from density computations.

- 2. ~~**Building Length.** Multiple family buildings shall not exceed one hundred and fifty (150) feet in overall length, measured along the front line of connecting units, inclusive of any architectural features which are attached to or connect the parts of the building together.~~ **Insert attached Building Design language**

- 3. **Building Spacing.** The minimum distance between any two (2) buildings shall be based on the following table:

Relationship Between Buildings	Minimum Distance Between Buildings
Front to Front	70 ft.
Front to Rear	70 ft.
Rear to Rear	70 ft.
Side to Side	30 ft.
Front to Side	50 ft.
Rear to Side	50 ft.

- 4. **Street Address.** The address of each dwelling unit must be clearly posted so that the unit can be readily identified from the roadway or adjacent parking area.
- 5. **Access and Circulation.** Multiple family developments shall comply with the following requirements for access and circulation (see illustration):
 - a. **Access to Roads.** RM-1 developments shall have direct access to a paved collector or arterial road. However, alternate means of access may be permitted by the Planning Commission upon finding that, due to special circumstances, substantial improvements in traffic safety could be achieved by reducing the number of driveways. Furthermore, an alternate means of access shall be permitted only if one or more of the following conditions exists:

- i. ~~(1)~~ The property directly across the street from the development under consideration is zoned for multiple family or non-residential use, or
 - ii. ~~(2)~~ The property directly across the street is developed with permanent uses other than single-family residences, or
 - iii. ~~(3)~~ The proposed development is in an area which, based on study by the Planning Commission, will eventually be used for purposes other than single-family use.
- b. **Emergency Access.** All dwelling units, including those under construction, shall be readily accessible by fire and emergency vehicles from a paved public street, paved private access road, or other approved paved area. Private roads or driveways dedicated as fire lanes shall be posted with signs indicating "Fire Lane, No Parking." To facilitate emergency vehicle access, the following guidelines shall be complied with:
 - i. ~~(1)~~ All roadways shall be paved and bi-directional allowing for both ingress and egress. A boulevard may be utilized to provide bi-directional traffic movement, provided that the median strip is a minimum of twenty-five (25) feet in width, and the width of each paved moving lane in each direction is at least fifteen (15) feet.
 - ii. ~~(2)~~ Streets with no outlet shall be terminated with a T-turnaround, designed in accordance with standards established and periodically updated by the Ingham County Road Commission. Such streets with no outlet shall not exceed three hundred (300) feet in length. ~~Department.~~
 - iii. ~~(3)~~ Gatehouses and/or barricades at entrances to private roadways shall be designed so as not to impede fire and emergency vehicle access.
- c. **Street Dimensions.** On-site streets and drives shall comply with the standards in Section 2.10, ~~subsection~~ ~~C.~~ ^{(C).}
- 6. **Sidewalks.** Sidewalks shall be provided within the development, located no less than five (5) feet from and parallel to access drives. Such sidewalks shall provide convenient access to community buildings and between parking areas and dwelling units. The sidewalks shall be designed and constructed in accordance with Section 2.17.
- 7. **Parking.** In addition to the requirements set forth in Article 4.00, multiple family developments shall comply with the following requirements:
 - a. **Location.** Required parking shall be located in parking lots or individual driveways, and not in streets or access drives. Parking may be permitted in required side and rear yard setback areas provided that parking lots and access drives ~~shall be~~ ^{are} located a minimum of ten (10) feet from any property line or public right-of-way. Parking lots and access drives shall not be located closer than twenty-five (25) feet to a wall of any residential structure which contains windows or doors, nor closer than ten (10) feet to a wall of any residential structure which does not contain openings.
 - b. **Distance from Dwelling Units.** Parking shall be located within one hundred and fifty (150) feet of the dwelling units the parking is intended to serve, measured along the sidewalk leading to the parking lot.
 - c. **Parking for Community Building.** Parking shall be provided for community buildings as specified in Article 4.00.
- 8. **Lighting.** All parking areas, building entrances, sidewalks, and ramps shall be illuminated to ensure the security of property and the safety of persons using such areas, in accordance with the requirements set forth in Section 2.12.
- 9. **Landscaping.** Multiple family developments shall be landscaped in accordance with Section 5.03, ~~subsection~~ ^{(B).} ~~B.~~
- 10. **Open Space.** Open space shall be provided in any multiple family development containing eight (8) or more units. The open space shall comply with the following requirements:
 - a. **Size.** Total open space required shall be based on the number and size of units, as indicated in the following chart, provided that each development shall contain a minimum of ten thousand (10,000) square feet of open space.

Building Design. The Township wishes to avoid the development of large apartment buildings with flat, monotonous facades that are visually unappealing and not human-scaled. The Township seeks the use of common building articulation techniques to create visual interest and a better transition between each apartment building and its surroundings. Apartment buildings will be evaluated based on the use a combination of the following techniques, at minimum:

- **Modulation:** Stepping walls in (recessing them) or out (projecting) to create shadows and change direction.
- **Material Variations:** Using different textures, colors, or materials to distinguish one section of the façade from another.
- **Rhythm:** Creating an organized pattern of building elements, such as windows, doors, and columns, to establish a harmonious flow.
- **Variation in the Roofline:** Using dormers, varying eave heights, or altering roof pitches.
- **Creating a Base, Middle, and Top:** Designing multistory buildings with distinct sections so the ground level anchors the building, the middle features the bulk, and the top caps it visually.

Type of Unit	Open Space Required per Unit
Efficiency unit	170 sq. ft. per unit
1 bedroom unit	250 sq. ft. per unit
2 bedrooms or more	350 sq. ft. per unit

- b. *Location.* Open space shall be located conveniently in relation to the majority of dwelling units intended to be served. Swamp areas, marshy areas, and similar limited-use areas shall not be included in the required open space.
- c. *Use of Open Space.* Uses permitted within the required open space include picnic and sitting areas, playground and park space, play equipment, tennis courts, shuffleboard courts, and similar outdoor recreation facilities.
- d. *Phasing.* Open space improvements shall be completed in proportion to the number of units constructed in each phase.
11. *Garages and Carports.* Garages shall be permitted for each unit, in accordance with the provisions for accessory uses in Section 2.03. *and carports*
12. *Antennae.* Each multiple family building shall be permitted to erect one (1) antenna, subject to the requirements in Section 2.22.

C. Open Space Preservation

Open Space Preservation developments may be approved in the R-1, R-1-S, RR, RE, AG-SF, and AG-C districts, subject to the standards and review procedures set forth herein.

1. *Purpose.* The purpose of Open Space Preservation is to preserve undeveloped land, thereby maintaining rural character and agricultural lands. The regulations in this sub-section C propose to accomplish this purpose by providing for grouping of homes onto the most buildable portions of a site so that the remainder of the site can be preserved in an undeveloped state.

As used in this subsection, the term "undeveloped state" shall have the meaning given to it in Section 102(t) of the Michigan Zoning Enabling Act (P.A. 110 of 2006), which states the following:

"Undeveloped state" means a natural state preserving natural resources, natural features, or scenic or wooded conditions, agricultural use, open space, or a similar use or condition. Land in an undeveloped state does not include a golf course but may include a recreational trail, picnic area, children's play area, greenway, or linear park. Land in an undeveloped state may be, but is not required to be, dedicated to the use of the public.

2. *Applicability.* Parcels measuring twenty (20) acres or larger in the R-1, R-1-S, RR, RE, AG-SF, and AG-C districts shall be developed according to the Open Space Preservation requirements in this sub-section, unless the proprietor/developer can demonstrate to the satisfaction of the Planning Commission and Township Board that Open Space Preservation would be infeasible or ineffective. If developed as an Open Space Preservation subdivision the property shall be developed under the conditions and requirements in this sub-section, other applicable zoning regulations, and other applicable Township ordinances. The Open Space Preservation Option may be used in the R-1 district only if the subject property is served by a public sanitary sewer system.
3. *Review and Approval Process.* Proposals for Open Space Preservation development shall be reviewed following the same procedures used for conventional subdivision or condominium proposals, except that the applicant shall complete a site features inventory prior to development. The inventory shall consist of maps and written analysis which shall identify, describe and quantify the following features, at minimum: existing vegetation, topography at two-foot contour intervals, water courses, drainage patterns, wildlife habitats, roads and road rights-of-way, easements, soils (based on Natural Resources Conservation Service soils information or soil borings), MDEQ-regulated wetlands, floodplains, woodlands and tree lines, rare and endangered species habitats, and any additional features uniquely affecting the site.
4. *Permitted Density.* The overall density of residential uses in an Open Space Preservation development shall not exceed the density that would be permitted if the site were developed as a conventional single family subdivision as specified in the following chart:

Zoning District	Overall Density	Maximum Number of Units Per Acre
R-1	1 unit/0.46 acres	2.17
R-1-S	1 unit/0.92 acres	1.09
RR	1 unit/2.07 acres	0.48
RE	1 unit/3.33 acres	0.30
AG-SF	1 unit/6.66 acres	0.15
AG-C	1 unit/10 acres	0.10

The permitted density shall be based on the net buildable area of the site which consists of the portions of the site that are not encumbered by regulated wetlands (except that one-quarter of the total wetlands may be counted as buildable), steep slopes, existing and proposed road rights-of-way, easements, existing structures or lots, or other existing or proposed features that would prevent construction of a building or use of the site for residential purposes.

~~The permitted density shall also be regulated by the parent parcel's road frontage. Alternately, the parent parcel's road frontage may be increased by construction of a new public road on the subject parcel, in which case the permitted density shall be regulated by frontage on the new public road, as specified in the following chart:~~

Delete - density is adequately addressed by previous regulations.

Zoning District	Minimum Parent Parcel Road Frontage Per Proposed Lot	Minimum Frontage on New Road Per Proposed Lot
R-1	100 ft.	75 ft.
R-1-S	120 ft.	90 ft.
RR	240 ft.	180 ft.
RE	300 ft.	225 ft.
AG-SF	300 ft.	225 ft.
AG-C	330 ft.	250 ft.

~~To assist the Planning Commission in determining net buildable area and maximum density, the applicant shall submit an alternative plan that shows how the site could be developed under conventional zoning.~~

Modifications permitted under the Open Space Preservation Option that result in reduction in land area dedicated to individual dwelling units shall be compensated for by an equivalent amount of open space, which shall be maintained and preserved in accordance with the standards specified in this subsection.

5. Dimensional Standards.

- a. **Setbacks.** Open Space Preservation developments shall comply with the following minimum yard setback requirements:

Building Setbacks

Along perimeter adjacent to public road	50 ft.
Along perimeter, but not adjacent to a road	35 ft.
Along an internal collector or local road	40 ft.
Along an internal arterial road	50 ft.
Setback from a lake, pond, stream or wetlands	60 ft.

The minimum rear and side yard setback for detached single family structures and accessory structures thereto shall be based on sound planning and design principles, taking into account the degree of compatibility between adjoining uses, sensitivity to the characteristics of the site, the need for free access for emergency vehicles, the need for adequate amounts of light and air between buildings, and the need for proper amounts of open space for the use of residents on the site.

Parking Lot Setbacks

Along perimeter adjacent to public road	50 ft.
Along perimeter, but not adjacent to a road	20 ft.
Setback from lakes, ponds, streams, and wetlands	60 ft.

← retaining structures for shore protection,
Docks, bulkheads, patios, terraces, decks, gazebos, and pathways shall be permitted within the 60-ft. waterfront/wetland setback, subject to review and approval by the Township Board, upon receiving a recommendation from the Planning Commission.

- b. **Minimum Lot Size.** Open Space Preservation developments shall comply with the following minimum lot size requirements:

Zoning District	Minimum Lot Size
R-1	9,000 sq. ft.
R-1-S	18,000 sq. ft.
RR	32,750 sq. ft.
RE	32,750 sq. ft.
AG-SF	32,750 sq. ft.
AG-C	32,750 sq. ft.

Variation from these lot size standards may be required or permitted where the Planning Commission finds that either of the following circumstances exists:

- i. ~~(1)~~ A larger lot size is required to satisfy Ingham County Health Department septic system standards, or
ii. ~~(2)~~ A smaller lot size is required to achieve the density permitted under sub-section C.4, above.

In the absence of public sanitary sewer service and wastewater treatment, development in the R-1 and R-1-S districts shall comply with the minimum lot area requirements specified for the RR district.

- c. **Distances between Buildings.** Any detached single-family structure (or accessory structure thereto) shall be located at least thirty (30) feet from any other detached single-family structure or accessory structure.
- d. **Floor Area and Height Standards.** Buildings in an Open Space Preservation development shall comply with the floor area and height standards for the district in which the development is located.

6. **Open Space Requirements.** Open Space Preservation developments shall provide and maintain open space in an undeveloped state, which shall comply with the following requirements:

- a. Open Space Preservation developments shall reserve at least ~~fifty~~ ^{forty} percent (~~50~~ ⁴⁰%) of the parcel in an undeveloped state.
- b. Open space shall be located on the parcel to meet the following objectives:
- (1) To preserve distinctive natural features, scenic or wooded conditions, and rural characteristics.
 - (2) To preserve farmlands.
 - (3) To minimize impact from development on wetlands, streams, and other sensitive environmental areas.
 - (4) To maintain open, rural character along main roads.

In addition, no more than twenty-five percent (25%) of the open space may be developed with children's play facilities, picnic facilities, trails, and similar passive recreational facilities to satisfy the needs of future residents of the development, provided that all such facilities shall be compatible in design with other open space requirements and objectives.

- c. Required open space shall not include the area of any public or private road, the area of any easement providing access to the site, the area of any commercial recreation use (such as a golf course), or the area of any stormwater retention or detention pond.
- d. The required open space shall be set aside by the developer through an irrevocable conveyance, such as a deed restriction, conservation easement, plat dedication, restrictive covenant, or other means that runs with the land, whereby all rights to develop the land are conveyed to a land conservation organization or other public body, assuring that the open space will remain undeveloped. Such conveyance shall:

- i. ~~(1)~~ Indicate the proposed use(s) of the required open space.
ii. ~~(2)~~ Provide for the privately-owned open space to be maintained by private property owners having an interest in the open space.

- ~~iii. (3)~~ Provide maintenance standards and a maintenance schedule.
- ~~iv. (4)~~ Provide notice of possible assessment to the private property owners by ~~the~~ Williamstown Township for the maintenance of the open space in the event that it is inadequately maintained and becomes a public nuisance.
- ~~v. (5)~~ After approval from the Township, the developer shall record with the Ingham County Register of Deeds to provide record notice of the restrictions to all persons having or seeking an interest in the property contained in the Open Space Preservation development. Evidence that the document has been recorded shall be provided to the Township prior to issuance of any permits to commence construction.
7. **Building Location.** Where feasible, Open Space Preservation developments shall comply with the following building location requirements. Modification to these locational requirements may be approved by the Township as part of the review process, upon making the determination that other building locations would be more appropriate because of topography, existing trees or vegetation, proposed grading or landscaping, or other existing or proposed site features or conditions.
- a. Buildings shall be located on the edges of fields and in wooded areas to minimize the visual impact of development. Buildings should not be located in open fields.
 - b. Buildings shall not be located on the tops of ridge lines or in areas with slopes that exceed 35 percent.
 - c. Buildings shall not be located in wetlands or floodplains.
 - d. Buildings shall be set back as far back from public roads as possible so as to maintain the rural appearance of the Township from the road. This goal can also be achieved by placing buildings behind or within a woodlands or tree line that screens the buildings from the road.
8. **Roads and Driveways.** The amount of site disruption caused by road and driveway construction and associated grading required for construction shall be minimized in Open Space Preservation developments. Accordingly, Open Space Preservation developments shall comply with the following standards:
- a. Roads shall follow existing contours to minimize the amount of cut and fill.
 - b. Where sites include linear features, such as existing access roads, tree lines, and stone rows, roads shall follow these features to minimize the visual impact of the roads. *Space required.*
 - c. Roads shall not be located in open fields.
 - d. Use of shared driveways to serve up to four (4) units is permitted to minimize the amount of paving and reduce the number of curb cuts onto public roads. Shared driveways shall comply with the requirements in Section 18.02, ~~sub-section E.4. (revised 7/6/04)~~ *(E)(4)*
9. **Stormwater Management.**
- a. Existing natural drainage shall be maintained to the maximum extent feasible.
 - b. Retention and detention basins, where proposed or required, shall resemble natural ponds with gradual slopes and shall be landscaped with plant material that enhances the wildlife habitat.
10. **Landscaping and Lawns.**
- a. Existing trees and other plant growth shall be preserved in areas where disturbance is not necessary outside of the building envelope.
 - b. Conversion of woods, meadows, and other natural features into lawns shall be avoided, except where lawn areas are a part of the open space design or serve as residential yard space.
 - c. Where landscaping is proposed, native species shall be used. ~~Appropriate native species shall be based on a list kept on file at the Township Hall which may be updated from time to time.~~
11. **Existing Structures.**
- a. When a parcel contains existing structures deemed to be of historic, cultural, or architectural significance (such as farm structures), and where these structures are suitable for rehabilitation, the structures shall be retained.

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- b. Adaptive reuse of existing structures for residential use or permitted accessory residential uses shall be permitted.

D. Single-Family Development Options

The following site development standards shall apply to Average Lot Size and Single-Family Attached developments:

1. **Intent.** The intent of these provisions is to provide limited flexibility in the regulation of single family developments for the purposes of:
 - a. Providing improved living and working environments in the Township,
 - b. Preserving the natural beauty of the Township,
 - c. Promoting more economic residential designs,
 - d. Encouraging ingenuity and originality in the total site design, and
 - e. Providing adequate usable open space, tree cover, recreation areas, and scenic vistas.

These provisions shall not be used to achieve higher density development on parcels where portions cannot be developed because of wetlands.

2. **Scope of Requirements.** Average Lot Size and Single-Family Attached developments may be approved in the R-1 and R-1-S districts, whether developed as conventional single-family subdivision plats or as single-family condominium projects, subject to review and approval as provided for herein.

3. **Eligibility Criteria.** In considering any proposal for Average Lot Size or Single Family Attached development, the Township shall make their determinations on the basis of the following criteria:

- a. *Compatibility with Adopted Plans and Ordinances.* The proposed development shall be consistent with the general principles and objectives of the adopted Township Master Plan, the Subdivision Ordinance, and all applicable building codes.
- b. *Compliance with Applicable Zoning Standards.* The proposed development shall comply with applicable standards of this Ordinance, except as modified in accordance with the procedures and standards in this section.
- c. *Impact on the Township.* The proposed development shall not have a substantial or undue adverse impact upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities, and other matters affecting the public health, safety, and welfare.
- d. *Impact on the Neighboring Property.* The proposed development shall be constructed, arranged, and operated so as not to interfere with the development and use of neighboring property.
- e. *Design Diversity.* Diversity and originality in layout and building design shall be encouraged to achieve the best possible relationship between the development and the land.
- f. *Impact on Residents.* Individual lots (if applicable), buildings, units, and parking areas shall be situated to avoid any adverse effects from shadows, noise, and traffic on the residents of the development.
- g. *Impact on Natural Features.* Individual lots (if applicable), buildings, streets, and parking areas shall be designed and situated to minimize alteration of the natural features of the site which are intended to be preserved.
- h. *Access to Open Space.* Open space intended for recreation or public use shall be easily accessible to pedestrians and shall meet the needs of the handicapped and elderly.
- i. *Usability of Open Space.* The usability of open space which is intended for recreation or public use shall be determined by the size, shape, and topography of the site and the location requirements of the principal buildings or uses on the site.

4. **Average Lot Size Requirements.**

- a. *Permitted Modifications.* Lot size and lot width may be reduced below the minimum standards for the zoning district in which the development is located, in accordance with the standards specified in this section. All such reductions shall be compensated for by an equivalent amount of open space, which shall be

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maintained and preserved in accordance with the standards specified in this section.

In no case shall the maximum dwelling unit density standards of the zoning district in which the development is located be exceeded. Except as specified in this section, other applicable standards for the district in which the development is located shall not be modified or changed.

This requirement shall be predicated on the following base densities:

	Base Density
R-1 District	2.2 units/acre
R-1-S District	1.1 units/acre

- b. *Lot Standards.* Reduction in minimum lot size, lot width, and yard setback standards in Average Lot Size developments shall be permitted as specified in the following table provided that each lot is capable of satisfying minimum County and Township requirements with respect to septic system/sanitary waste treatment and potable water, or provided that each lot in the development is served by public sanitary sewers and a public water system:

Zoning District	Minimum Lot Area per Unit (sq. ft.)	Lot Width (ft.)
R-1	16,000	80
R-1-S	32,000	100

- c. *Open Space Requirements.* Common open space shall be permanently reserved and maintained as landscaped park or recreation space for the benefit of residents of the Average Lot Size development. The size, configuration, and location of such open space shall be subject to review and approval by the Planning Commission. Man-made stormwater retention areas shall not be counted toward required open space.

The required 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:

- i. (1) Specify ownership of the open space,
- ii. (2) Provide for maintenance of the open space by the private property owners having an interest in the open space,
- iii. (3) Provide for maintenance standards and a maintenance schedule,
- iv. (4) Provide for maintenance insurance, and
- v. (5) Include any other specifics deemed necessary by the Planning Commission.

- d. *Review and Approval Process.* Proposals for Average Lot Size development shall be reviewed in accordance with applicable procedures for Special Land Uses, Section 29.03.

5. **Single-Family Attached Development.** Single-family attached development may be permitted in the R-1 District, subject to the following conditions:

- a. *Permitted Modifications.* Subject to review and approval procedures which follow, a mixture of two (2) to four (4) dwelling units may be attached, either through a common dwelling unit wall, a common garage wall, or an architectural feature, such as an archway, provided that the common wall of adjoining dwelling units shall not overlap by more than fifty percent (50%). However, common garage walls may overlap for their full distance on both sides.

In no case shall the maximum dwelling unit density standards of the zoning district in which the development is located be exceeded. This requirement shall be predicated on a base density of 2.2 dwelling units per acre in the R-1 District.

Modifications permitted under this option that result in reduction of land area dedicated to individual dwelling unit, shall be compensated for by an equivalent amount of open space, which shall be maintained and preserved in accordance with the standards specified in this section.

In no case shall the maximum dwelling unit density standards of the zoning district in which the development

is located be exceeded. Except as specified in this section, other applicable standards for the district in which the development is located shall not be modified or changed.

b. *Setbacks.*

- i. (1) The front yard setback requirements for the district in which the development is located shall be complied with on all sides of a development which abuts a public road or street.
- ii. (2) A 75-foot setback shall be provided along the entire perimeter of a development, except on sides which abut a public road or street.
- iii. (3) Dwelling units shall be set back a minimum of twenty (20) feet from the easement ^{or} right-of-way line of any private road or drive serving the development.
- iv. (4) The minimum distance between any two (2) building clusters shall be based on the standards in Section 8.03, ~~sub-section B.3.~~ ^{(8)(3).}

c. *Minimum Floor Area and Height Standards.* Dwelling units in a Single-Family Attached development shall comply with the floor area and height standards for the district in which the development is located.

d. *Landscaping.* Single-Family Attached developments shall comply with the landscaping requirements in Section 5.03, ~~sub-section C.~~ ^{(6).}

e. *Open Space Requirements.* The Township may require that common open space be permanently reserved and maintained as landscaped park or recreation space for the benefit of residents of the Single-Family Attached development. The size, configuration, and location of such open space shall be subject to review and approval by the Planning Commission.

The required 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:

- i. (1) Specify ownership of the open space,
 - ii. (2) Provide for maintenance of the open space by the private property owners having an interest in the open space,
 - iii. (3) Provide for maintenance standards and a maintenance schedule,
 - iv. (4) Provide for maintenance insurance, and
 - v. (5) Include any other specifications deemed necessary by the Planning Commission.
- f. *Building Design.* Housing units shall be designed in a manner that is compatible with surrounding development and the natural environment. Accordingly, when a development faces or abuts a conventional single-family subdivision the facades and orientation of the conventional units shall be used as a guide for the design and layout of the single-family attached units.
- g. *Roads and Utilities.* Proposed roads and utilities in a single-family attached development shall comply with adopted Township standards and shall be subject to review and approval by the Township Engineer.
- h. *Review and Approval Process.* Proposals for Single Family Attached development shall be reviewed in accordance with applicable procedures for Special Land Use, Section 29.03.

E. Senior Housing

Senior housing shall be subject to the following regulations:

1. **Intent.** It is the intent of these regulations to permit the development of senior housing in the Township upon determining that the location, size, design, and operating characteristics of the use will be compatible with the surrounding neighborhood. In making this determination, consideration shall be given to the scale, coverage, and density of development; to the availability of utilities and services; to the generation of traffic and capacity of surrounding roads; and to other relevant impacts.
2. **Minimum Site Size.** The minimum site size for a senior housing development shall be based on compliance with setbacks, maximum coverage, parking, open space, and other requirements set forth herein.
3. **Project Density.** The number of dwelling units within the facility shall not exceed twelve (12) units per net acre for senior apartments, congregate housing and other types of independent living, and twenty-four (24) units per net acre for assisted living and other types of dependent living. Wetlands on the site may be counted as part of

the net acreage for the purposes of determining project density. However, the overall density on the upland portion of the site, together with the wetlands-related density, shall not exceed 130% of the density allowed on the upland portion alone.

4. **Setbacks.** The minimum setbacks for senior housing shall be as follows:
 - a. Front: 40 feet from the planned road right-of-way line
 - b. Each Side: 30 feet
 - c. Rear: 30 feet
5. **Spacing between Buildings.** Where more than one building is proposed in a senior housing complex, the minimum spacing between buildings shall be in accordance with the following requirements:

Building Relationship	Minimum Building Separation
Front to Front	60 feet
Front to Rear	60 feet
Rear to Rear	60 feet
Side to Side	20 feet
Front to Side	50 feet
Rear to Side	50 feet

6. **Minimum Floor Area Per Unit.** The minimum floor area per dwelling unit shall be as follows:

Type of Unit	Independent Living (Including senior apartments and congregate housing)	Dependent Living (Including assisted living)
Studio or Efficiency	450 sq. ft.	325 sq. ft.
1 bedroom	600 sq. ft.	425 sq. ft.
2 bedrooms	800 sq. ft.	600 sq. ft.
3 or more bedrooms	800 sq. ft. + 150 sq. ft. for each additional room over four	600 sq. ft. + 150 sq. ft. for each additional room over four

7. **Building and Site Design.**
 - a. **Building Length.** The maximum permitted building length along any one continuous plane shall be 225 feet. A continuous plane is defined as an uninterrupted wall, without breaks or corners, other than architectural features customarily found, such as porches, bay windows, projections and/or recesses. A building that turns a corner of at least a 90-degree angle shall be considered an "end" at that corner.
 - b. **Building Articulation.** Building facades of greater than one hundred (100) feet in length shall incorporate recesses or projections to break up the expanse of the building elevation.
 - c. **Roof.** Roofs shall be sloped with a pitch of no less than 5:12. Variations in roof lines are encouraged to reduce the scale of the building and to add interest.
 - d. **Sidewalks.** Sidewalks shall be provided from the main building entrance(s) to parking areas and to sidewalks along adjacent public or private roads.
 - e. **Resident Access.** The pick-up/drop-off of residents shall be provided at the front entrance of the building with a covered canopy.
8. **Building Height.** The senior housing facility shall comply with the maximum building height for the district in which it is located.
9. **Maximum Coverage.** The maximum coverage of the site by buildings shall be limited to twenty-five percent (25%) of the net site area (not including planned right-of-way).
10. **Parking.** Parking for senior housing shall comply with the following requirements:

Use	Required Number of Parking Spaces per Unit of Measure*
Senior Apartments	2 spaces per Dwelling Unit
Dependent Living, Assisted Living	One (1) per four (4) units, plus one (1) per employee based on the greatest number of employees in any one shift
Congregate Care	One (1) per two (2) units, plus one (1) per employee based on the greatest number of employees in any one shift
Independent Living	One (1) per unit, plus one (1) per employee based on the greatest number of employees in any one shift

See Section 4.01(v)(3)

See Section 4.01(v)(3)

* The Planning Commission may reduce the parking requirements set forth in this table if the applicant provides credible evidence that fewer spaces are needed due to, for example, the operation of a transportation system for residents.

11. **Loading.** Loading areas shall be located to the side or rear of the building being served such that it is screened from view from adjoining roads and adjacent residential area.
12. **Vehicular Access.** All vehicular access to the site shall be from a paved collector or primary road. The Planning Commission may allow secondary access from local streets upon making the determination that such access will not create or exacerbate traffic congestion or create unsafe traffic or pedestrian conditions. Vehicles must be able to easily circulate within and through the site to designated pick-up/drop-off areas with impeding circulation on the site or traffic on adjacent roads.
13. **Open Space.** Common outdoor landscaped open space shall be provided for residents, subject to the following:
 - a. Landscaped open space for residents shall constitute a minimum of fifteen percent (15%) of the total site. Enclosed courtyards may be counted as landscaped open space.
 - b. Recreation facilities such as paved walkways and covered sitting areas shall be provided in a manner that meets the needs of the resident population.
 - c. Road rights-of-way, required setback areas, and access drives shall not be counted as required landscaped open space. Ten percent (10%) of the submerged land areas of a pond, lake, or stream, and wetlands may be counted as required landscaped open space.
14. **Lighting.** All parking areas, building entrances, sidewalks, and ramps shall be illuminated to ensure the safety of persons using such areas and the security of property, in accordance with the requirements set forth in Section 2.12.
15. **Landscaping and Screening.** Senior housing developments shall comply with the landscaping and screening requirements in Article 5.00.
16. **Resident Services.** Support services offered solely to residents may be permitted provided that such services are contained with the principal building and are accessory to the principal senior residential use. Such support services include, but are not necessarily limited to: congregate dining, health care, personal services, private meeting rooms, and social, recreational and educational facilities and programs.

F. Model Homes

Model homes in subdivisions ^{and condominium developments} shall comply with the following standards:

1. **Permitted Use.** The model home shall be used solely as a sales and promotion office for the subdivision ^{or condominium} in which the home is located. The model home shall not be used to conduct other business, or as a model home to promote sales in other subdivisions ^{or condominiums}.
2. **Termination.** Use of the home for sales and promotion shall cease as soon as all lots in the subdivision ^{or condominium} are sold to potential end users or in two (2) years, whichever occurs sooner, whereupon the model home shall be offered for sale for use as a dwelling unit. Prior to expiration of the initial or subsequent approvals, the applicant

may seek a one (1) year extension from the Planning Commission.

3. **Appearance.** The model home and site shall be maintained to look like a typical single-family dwelling at all times. However, one identification sign shall be permitted, subject to the following requirements:

Maximum size: six (6) square feet

Maximum height: six (6) feet

Type: ground or wall

Location: sign shall comply with setback requirements for district

4. **Parking.** A minimum of two (2) temporary paved off-street parking spaces shall be provided per employee. Off-street parking shall comply with the requirements in Article 4.00.