

ORDINANCE NUMBER 61

Adoption of amended text for Section 9.04 of the Manchester Township Zoning Ordinance *Adult –Oriented Businesses* was approved by the Township Board:

SECTION 9.04 – CONDITIONAL USES

- A. Places of amusement, entertainment or recreation such as dance hall, bowling alley, miniature golf, commercial swimming pool.
- B. Establishments serving alcoholic beverages.
- C. Public utility structure located on the surface of the ground including but not limited to transformer substations, pumping stations, communication relay stations, gas and steam regulating valves and stations; provided that the structure shall be designed, erected, and landscaped in such a manner as to conform as much as possible with the character of the district.
- D. Cultural center facilities, including theaters, orchestra halls and museums.
- E. Drive-in facilities, including restaurants, and/or banks, provided that the conditions set forth in ARTICLE 14.0, herein, and the following conditions are met:
 - 1. Adequate on-site stacking space for vehicles shall be provided for each drive-in window so that vehicles will not interfere with vehicular circulation or parking maneuvers on this site. Access to and egress from the site will not interfere with peak hour traffic flow on the street serving the property.
 - 2. Projected peak hour traffic volumes which will be generated by the proposed drive-in service shall not cause undue congestion during the peak hour of the street serving the site.
 - 3. On-site vehicle stacking for drive-in windows shall not interfere with access to, or egress from the site or cause standing of vehicles in a public right-of-way.
- F. Outdoor seating and/or service when associated with a restaurant subject to the following requirements:
 - 1. No such seating shall be located in a required yard.
 - 2. Approval of the Washtenaw County Health Department as required.
 - 3. A site plan shall be submitted indicating the area for and location of all outdoor seating.

4. The maximum allowable seating for an outdoor seating area shall be established as a part of the Conditional Use Permit.
 5. Parking shall be provided as required under ARTICLE 14.0, herein.
- G. Temporary outdoor sales when conducted by a permanent business established on-site provided that the locations and annual sales period for such sales shall be established by the Planning Commission.

Such sales shall be subject to the following requirements:

1. No part of such sales operation shall be located within any required setback or transition strip.
 2. The sales operation shall not impede or adversely affect vehicular and pedestrian traffic flow or parking maneuvers.
 3. One sign not to exceed eight (8) square feet may announce such sales. Such sign shall not be located in a required yard or transition strip. Such a sign shall be temporary in nature, non-illuminated and approved as to safety and stability by the building inspector.
 4. The sign, merchandise, and all equipment used in such sales, and all debris and waste resulting there from, shall be removed from the premises within three days of termination of the sale.
 5. A cash bond of one hundred dollars (\$100.00) shall be provided to the Township prior to the start of an approved sale to guarantee site clean-up as required in paragraph 4, preceding.
 6. A scaled site plan shall be provided with the application for Conditional Use Permit showing thereon the location and extent of such sales.
- H. Reserved.
- I. Sporting goods sales, souvenir and gift shops.
- J. Commercial Kennels.
- K. Mini Storage, provided the following conditions are met:
1. A six (6) foot screening, fence, berm or other appropriate method of screening shall be constructed around the perimeter of the development, as approved by the Planning Commission.
 2. Minimum distance between buildings shall be thirty (30) feet.

3. All off-street parking areas shall be drained so as to prevent drainage to abutting properties and shall be constructed of materials which will have a dust-free surface resistant to erosion. All areas intended for vehicle travel shall be paved with asphalt or concrete as approved by the Planning Commission.
 4. Site development shall be compatible with surrounding area.
 5. No outside storage permitted.
 6. Lighting shall be down-shielded and approved by the Planning Commission.
- L. Commercial communications towers, subject to the provisions of Section 16.20 herein, in addition to the requirements of Article 12 (“Conditional Uses”) herein.
 - M. Automotive Vehicle Repair Garage.

The following amended text for Section 10.04 of the Manchester Township Zoning Ordinance was approved by the Township Board:

SECTION 10.04 – CONDITIONAL USES

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in ARTICLE 12.0.

- A. Bus, truck, taxi and rail terminals.
- B. Open air display areas for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, small tools, pneumatic-tired two- and four-wheeled utility trailers, such as household equipment, pneumatic-transit cement mixers, wheelbarrows, rollers and similar products or equipment.
- C. Collection centers for household waste material to be recycled.
- D. Airport and private landing strips.
- E. Outdoor storage of recreational vehicles.
- F. Trucking and cartage facilities, truck and industrial equipment storage yards, repairing and washing equipment and yards.

- G. Open industrial uses or industrial product or materials storage, provided that any activity in which products or materials being processed or stored are located, transported, or treated outside of a building and are not within enclosed apparatus vessels, or conduits, such use shall be provided with a solid permanently maintained wall or fence, no lower than the subject use or storage, and constructed to provide firm anchoring of fence posts to concrete set below the frost line; if a wall is provided, its foundations likewise shall extend below the frost line.
- H. Wholesale businesses, including warehouse and storage, commercial laundries, dry cleaning establishments, ice and cold storage plants, lumber, fuel and feed yards, automobile repair garages, construction and farm equipment sales and contractor's equipment yards.
- I. Public or private dumps, incinerators, and sanitary land fills; junk yards; inoperative vehicle storage.
- J. Mini Storage, provided the following conditions are met:
 - 1. Screening, fence, berm or other appropriate method of screening shall be constructed around the perimeter of the development, as approved by the Planning Commission.
 - 2. Minimum distance between buildings shall be thirty (30) feet.
 - 3. All off-street parking areas shall be drained so as to prevent drainage to abutting properties and shall be constructed of materials which will have a dust-free surface resistant to erosion.
 - 4. Site development shall be compatible with surrounding area.
 - 5. No outside storage permitted.
 - 6. Lighting shall be down-shielded and approved by the Planning Commission.
- K. Commercial communications towers, subject to the provisions of Section 16.20 herein, in addition to the requirements of Article 12 ("Conditional Uses") herein.
- L. An accessory use, building or structure.
- M. A sign, only in accordance with the regulations specified in ARTICLE 14.0, herein.
- N. Controlled uses as regulated by General Ordinance Number 62.

The following amended text for Section 16.09 of the Manchester Township Zoning Ordinance was approved by the Township Board:

SECTION 16.09 - RESERVED

I, Ann M. Becketl, Clerk of Manchester Township, Washtenaw County, Michigan, hereby certify as follows:

1. The preceding ordinance was adopted by the Manchester Township Board of Trustees at their regular meeting held on February 13, 2007, and that members Widmayer, Macomber, Kolon, Becketl, Huber and Mann voted in favor of adoption, none voted against. Absent: Schmitt.
2. A summary of the ordinance was published in the *Manchester Enterprise* on February 22, 2007.
3. The effective date of the ordinance is March 1, 2007.

Ann M. Becketl, Clerk