

Ordinance - 0

Repealed
10-10-60

MANCHESTER TOWNSHIP INTERIM ZONING ORDINANCE

AN ORDINANCE TO ESTABLISH ZONING DISTRICTS AND REGULATIONS GOVERNING THE UNINCORPORATED PORTIONS OF MANCHESTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, IN ACCORDANCE WITH THE PROVISIONS OF ACT 184 OF THE PUBLIC ACTS OF 1943 AS AMENDED: TO PROVIDE FOR REGULATIONS GOVERNING NONCONFORMING USES AND STRUCTURES; TO PROVIDE FOR A BOARD OF APPEALS AND ITS DUTIES AND POWERS; TO PROVIDE FOR BUILDING PERMITS AND THE COLLECTION OF FEES THEREFOR; TO PROVIDE FOR THE ADMINISTRATION OF THIS ORDINANCE INCLUDING THE OFFICIAL WHOSE DUTY IT SHALL BE TO ENFORCE THE PROVISIONS THEREOF; TO PROVIDE PENALTIES FOR THE VIOLATION OF THIS ORDINANCE; AND TO PROVIDE FOR CONFLICTS WITH OTHER ORDINANCES OR REGULATIONS.

THE TOWNSHIP BOARD OF MANCHESTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, ORDAINS:

ARTICLE 1

TITLE AND PURPOSE

SECTION 1.01 - TITLE

This Ordinance shall be known as the "MANCHESTER TOWNSHIP INTERIM ZONING ORDINANCE".

SECTION 1.02 - PURPOSE

The fundamental purpose of this Ordinance is to promote the safety, health, morals, convenience, and general welfare; to encourage the use of lands and natural resources in the township in accordance with their character and adaptability; to provide for the orderly development of the township; to protect the character and the social and economic stability of agricultural, residential, commercial and other local areas within the Township; to lessen congestion on the public roads, and streets, and provide safety in traffic and vehicular parking; to prevent excessive concentration of the population and improper use of land and buildings; to facilitate adequate provision of streets and highways, water, sewerage, drainage, and other public facilities; to conserve life, property, and natural resources, and the expenditure of funds for the public improvement and service to conform with the most advantageous use of land, resources and properties.

In order to accomplish the aims and purposes of this Ordinance the unincorporated area of the Township of Manchester is at the time of enacting this Ordinance one land use district or zone and may subsequently be divided into more than one land use districts or zones, such as are hereinafter specified. Districts shall be of such number, shape, kind and area and of such common unity of purpose, adaptability or use that are deemed most suitable to conserve the value of buildings and encourage the most appropriate use of land throughout the Township.

ARTICLE II

DEFINITIONS

For the purpose of this Ordinance certain terms are herewith defined. When not inconsistent with the context, words used in the singular number include the plural number, and words in the plural number include the singular number. The word "shall" is always mandatory and not merely directory.

SECTION 2.01 - ACCESSORY BUILDINGS

A supplementary building or structure on the same lot or parcel of land as the main building or buildings, or part of the main building occupied by or devoted exclusively to an accessory use, but such use shall not include any building used for dwelling, residential or lodging purposes, or sleeping quarters for human beings.

2.02 - ACCESSORY USE

A use naturally and normally incidental to, subordinate to, and devoted exclusively to the main use of the land or buildings.

2.03 - AGRICULTURE

The use of land for tilling of the soil, the raising of tree and field crops and animal husbandry.

2.04 - ALTERED

Any change in the location or use of a building, or any change in the supporting members of a building such as bearing walls, columns, beams, posts, girders, and similar components, or any substantial change in the roof or exterior walls.

2.05 - BASEMENT AND CELLAR

- A. That portion of a building partly below the average grade but so located that the vertical distance from grade to the floor is not greater than the vertical distance from the grade to the ceiling.
- B. That portion of a building partly below grade but so located that the vertical distance from the grade to

the floor is greater than the vertical distance from the grade to the ceiling.

2.06 - BUILDING

An independent structure having a roof supported by columns or walls resting on its own foundations and includes shed, garage, stable, green house or other accessory buildings. A detached building is one separated on all sides from adjacent buildings by open spaces from the ground up.

2.07 - BUILDING LINE

The minimum distance which any building must be located from a street right-of-way or high water line.

2.08 - DWELLING

A building designed or used exclusively as the living quarters for one or more families but shall not include trailer coaches.

2.09 - DWELLING, MULTIPLE

A dwelling used and designed as a residence for three or more families, living independently of each other and having their own cooking facilities therein, including apartment houses, apartment hotels, row dwellings and dwelling groups.

2.10 - DWELLING, ONE-FAMILY

A detached dwelling designed for or occupied exclusively by one family.

2.11 - DWELLING, TWO-FAMILY

A dwelling designed for or occupied exclusively by two families living independently of each other.

2.12 - DWELLING, ROW

A row of three to six attached one-family dwellings not more than 2-1/2 stories in height nor more than two rooms deep.

2.13 - DWELLING UNIT

That portion of a dwelling providing complete living quarters for one family.

2.14 - ESSENTIAL SERVICES

The term "Essential Services" shall mean the erection, construction, alteration, or maintenance by Public Utilities or Municipal Departments or Commissions, of underground or overhead gas, electric, steam or water transmission or distribution systems, collection, communication, supply or disposal system, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals or signs and fire hydrants, electric substations, gas regulator stations, and other similar equipment and accessories in connection therewith, reasonable necessary for the furnishing of adequate service by Public Utilities or Municipal Departments or Commissions or for the public health or safety or general welfare.

2.15 - FAMILY

One or more persons occupying the premises and living as a single house-keeping unit as distinguished from a group occupying a boardinghouse, lodginghouse, club, fraternity-house or hotel.

2.16- FARM

Any parcel of land which is used for gain in the production of field and tree crops, live stock, poultry and dairy products. It includes customary farm structures and the storage of equipment used. It excludes the raising of fur-bearing animals, riding stables, livery or boarding stables, animals kennels and establishments for the disposal or feeding of public garbage, rubbish or offal to animals.

2.17 - FILLING STATION

Any area of land including the structures thereon, that is used or designed to be used for the retail supply of gasoline or oil, or other fuel for the propulsion of motor vehicles and which may include facilities used or designed to be used for polishing, greasing, washing, spraying, dry cleaning or otherwise cleaning or servicing such motor vehicles.

2.18 - GARAGE, PRIVATE

A garage used for storage purposes only and having a capacity of not more than three automobiles or not more than two automobiles per family housed in the building to which such a garage is accessory, whichever is greater.

2.19 - GARAGE, PUBLIC

Any garage other than a Private Garage, available to the public, operated for gain and which is used for storage, rental, greasing, washing, servicing, adjusting or repairing of automobiles or other motor vehicles.

2.20 - HOME OCCUPATION

An occupation for gain or support conducted solely by members of a family residing on the premises and conducted entirely within the dwelling; provided, that no article is sold or offered for sale except such as may be produced by members of the immediate family residing on the premises. It shall not include the office of a veterinarian.

2.21 - HOTEL

A building, or part thereof, occupied as the more or less temporary abiding place of individuals, in which the rooms are usually occupied singly for hire and in which rooms no provisions for cooking are made, and in which building there may be a general kitchen and public dining room for the accommodation of the occupants. The word "Hotel" shall not include a motel or motor court.

2.22 - JUNK YARD

A place, structure, or parcel of land where junk, waste discarded, salvaged, or similar materials such as old iron or other metal, wood, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled, or handled, including auto wrecking yards, used lumber yards, house wrecking yards, and places or yards for use of salvaged house wrecking and structural steel materials and equipment.

2.23 - KENNEL

Any premises where three (3) or more dogs are maintained or boarded, for gain or are kept for the purpose of sale.

2.24 - LOT

A parcel of land occupied or to be occupied by a use, building, or dwelling group and accessory buildings and uses together with such yards, open spaces, lot width and lot area as are required under the provisions of this Ordinance and having frontage for a distance of not less than thirty (30) feet upon a street.

2.25 - LOT, CORNER

A parcel of land at the junction of and fronting or abutting on two or more intersecting streets.

2.26 - LOT, DEPTH OF

The average distance between the front and rear line of a lot measured in the general direction of its side lot lines.

2.27 - LOT, INTERIOR

A lot other than a corner lot.

2.28 - LOT LINES

Any line dividing one lot from another.

2.29 - LOT, OF RECORD

A lot which is part of a subdivision and is shown on a map thereof which has been recorded in the office of the Register of Deeds of Washtenaw County, or a lot described by metes and bounds, the deed to which has been recorded in said office.

2.30 - LOT, THROUGH

An interior lot having frontage on two parallel or approximately parallel streets.

2.31 - LOT, WIDTH OF

The average width measured at right angles to its depth.

2.32 - MOTEL

Any establishment in which individual cabins, courts, or similar structures or units, are let or rented to transients for periods of less than one month. The term "Motel" shall include Tourist Cabins and Motor Courts. A motor court or motel shall not be considered or construed to be either a multiple dwelling or a hotel.

2.33 - NON -CONFORMING USE

A structure or land lawfully occupied by a use that does not conform to the regulations of the District in which it is situated.

2.34 - REMOVAL OF GRAVEL, SAND, TOPSOIL OR EARTH

Premises from which any rock, gravel, sand, topsoil or earth in excess of fifty (50) cubic yards in any calendar year is excavated or removed for the purpose of disposition away from the premises except excavation in connection with the construction of a building or within public highway right-of-ways.

2.35 - ROOMING HOUSE

A dwelling in which more than three persons either individually or as families are housed or lodged for hire with or without meals and also includes a boarding house.

2.36 - STORY

That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it then the space between any floor and the ceiling next above it.

2.37 - STORY, ONE-HALF

A story under the gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two feet above the floor of such story and the floor area shall not exceed two-thirds of the area of the floor below.

2.38 - STREET

A public or private throughfare which affords the principal means of access to abutting property having a right-of-way not less than sixty-six feet in width.

2.39 - STREET LINE

The dividing line between the street and the lot.

2.40 - STRUCTURE

The combination of materials to form any type of construction whatsoever.

2.41 - TOURIST HOME

A dwelling in which overnight accommodations are provided or offered for transient guests for compensation.

2.42 - TRAILER COACH

Any house car, house trailer or similar mobile unit which may be used for dwelling or sleeping quarters.

2.43 - TRAILER COACH PARK

Any site, lot, or tract of land upon which two (2) or more authorized trailer coaches are parked, either free of charge or for revenue purposes, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such trailer coach park.

2.44 - USED OR OCCUPIED

The word "Used" or "Occupied" as applied to any realty or building shall be construed to include the words "Intended, arranged or designed to be used or occupied".

2.45 - VARIANCE

A modification of the specific regulations or this ordinance granted by resolution of the Board of Appeals in accordance with the terms of this ordinance for the purpose of assuring that no property, because of special circumstances applicable to it, shall be deprived of rights commonly enjoyed by other properties in the same district.

2.46 - YARD, FRONT

An open, unoccupied space on the same lot with a main building extending the full width of the lot and situated between the street line and the front line of the building, projected to the side lines of the lot, and its depth shall be measured between the front line of the building and the street line.

2.47 - YARD, REAR

An open, unoccupied space on the same lot with the main building extending the full width of the lot and situated between the rear line of the lot and the rear line of the building, projected to the side lines of the lot and shall be measured between the rear line of the lot or the center line of the alley, if there be an alley, and the rear lines of the building.

2.48 - YARD, SIDE

An open, unoccupied space on the same lot with the main building, situated between the side line of the building and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard, and if no front yard is required, the front boundary of the side yard shall be the front line of the lot and if no rear yard is required, the rear boundary of the side yard shall be the rear line of the lot.

ARTICLE III

ESTABLISHMENT OF DISTRICTS AND ZONING MAP

Section 3.01 - DISTRICTS

For the purposes of this Ordinance, all of the area of Manchester Township is hereby divided into the following types of districts, to be known as, and having, the following symbols:

- A. A-1 Districts: Agricultural Districts.
- B. R-1 Districts: One-Family Rural Residential Districts.
- C. B-1 Districts: General Business Districts.
- D. I-1 Districts: Industrial Districts.

3.02 - ZONING MAP

Said districts are bounded and defined as shown on a map entitled "Zoning Map of Manchester Township" which accompanies and which, with all explanatory matter thereon, is hereby made a part of this Ordinance.

3.03 - LOCATION OF DISTRICT BOUNDARIES

- A. Unless otherwise shown on the Zoning Map, the boundary lines of districts shall follow along the lines indicated on the United States Land Office Survey Maps, or the lines of legal subdivisions of land indicated on such maps; or the center line of highways, streets, alleys, or waterways; or the shorelines of water bodies; or the boundaries of unincorporated areas; or the boundary lines of recorded plats; or property lines and the extension of any such lines.
- B. Where the boundaries of use districts are so indicated that they appear parallel to the right-of-way lines of roads, such boundaries shall be construed as parallel thereto and at such distance therefrom as indicated on the Zoning Map. If no distance is indicated such dimensions shall be determined by the use of the scale shown on said Zoning Map.

ARTICLE IV

CONFORMANCE REQUIRED

SECTION 4.01 -

Except as hereinafter provided:

- A. No building or land shall hereafter be used or occupied

and no building or part thereof shall be erected, moved, or altered unless in conformity with the regulations herein specified for the district in which it is located.

B. No Building shall hereafter be erected or altered:

1. To exceed the height;
2. To accommodate or house a greater number of families;
3. To occupy a greater percentage of lot area or
4. To have narrower or smaller rear yards, front yards, side yards,

than is specified herein for the district in which such building is located.

C. No part of a yard or other open space required about any building for the purpose of complying with the provisions of this Ordinance shall be included as a part of a yard or other open space similarly required for another building.

D. No lot shall hereafter be divided or reduced so as to create a lot width or lot area less than that required by this Ordinance.

ARTICLE V

A-1 DISTRICTS: AGRICULTURAL DISTRICTS

Description of District

This district is composed of rural, agricultural areas in the Township whose predominant land use is general farming on family-sized farms. The regulations for this district are designed to protect and stabilize the essential characteristics of these areas, to minimize conflicting land uses detrimental to farm enterprises and to exclude development which required highway, drainage and other public facilities in excess of those required by agricultural uses. To these ends, permitted uses are limited to agricultural and low density rural residential purposes and necessary community facilities such as schools, churches and parks. More intensive uses such as multiple dwellings and trailer parks are deemed to be in conflict with the purposes and characteristics of this district and are therefore not permitted.

The following regulations shall apply in all A-1 Districts except as otherwise provided in Article X (Supplementary Regulations) of this Ordinance:

SECTION 5.01 - USES PERMITTED

- A. One-family dwellings.
- B. Crop and tree farming, truck gardening, horticulture, aviaries, hatcheries, apiaries, greenhouses, nurseries, and similar enterprises.
- C. Raising and keeping of poultry, rabbits and similar small animals.
- D. Upon a lot having an area of less than ten (10) acres the raising and keeping of cattle, hogs, horses, ponies, cows and similar livestock only for use or consumption by the occupants of the premises.
- E. General and specialized farms including the raising and keeping for gain of cattle, hogs, horses, ponies, cows, sheep, and similar livestock upon a lot having an area of not less than ten (10) acres.
- F. Public and private conservation areas and structures for the conservation of open space, water, soil, forest and wildlife resources.
- G. Public recreation areas, forest reserves, game refuges, and similar non-intensive public uses.
- H. The following conditional uses subject to obtaining a conditional use permit as provided in Article IX of this Ordinance:
 - 1. Churches.
 - 2. Public and private parks and playgrounds.
 - 3. Public and private nursery, elementary and secondary schools.
 - 4. Golf courses and country clubs.
 - 5. Greenhouses and nurseries selling at retail on the premises.
 - 6. Riding stables and livestock auction yards.
 - 7. Kennels.
 - 8. Production of fur bearing animals for gain.
 - 9. Game or wildlife hunting preserves operated for gain.
 - 10. Piggery for the feeding of public garbage, rubbish or offal to animals.
 - 11. Labor camps associated with agricultural enterprises.
 - 12. Sawmills.
 - 13. Shooting ranges.
 - 14. Airports and landing strips.
 - 15. Race tracks and proving grounds.
 - 16. Additional conditional uses as provided in Article IX of this Ordinance.
- I. Customary home occupations.
- J. Customary accessory uses and buildings incidental to any of the permitted uses subject to the following limitations:

1. Temporary roadside stands for the sale of products produced on the premises when located not less than twenty (20) feet from the right-of-way of any highway.
2. The storage of not more than one (1) unoccupied trailer coach upon each lot.
3. The parking and use for residential purposes of not more than one (1) trailer coach upon each lot subject to the granting of a permit therefor by the Board of Appeals, as provided in Article XI of this Ordinance.
4. The killing and dressing of poultry and animals produced upon the premises.
5. Signs not exceeding nine (9) square feet in area advertising only the sale or rent of land, buildings or products produced upon the premises upon which said sign is located.
6. Church or public building bulleting boards not exceeding sixteen (16) square feet in area.
7. Name plates not exceeding two (2) square feet in area indicating the name of the occupant or a permitted occupation.

5.02 - REQUIRED LOT AREA AND WIDTH

- A. Each dwelling shall be located upon a lot having an area of not less than one (1) acre and an average lot width of not less than one hundred and fifty (150) feet. There shall not be more than one (1) dwelling upon each lot.
- B. The average lot depth of any lot shall be not more than three (3) times the average width of said lot.
- C. Each farm enterprise which includes the raising and keeping of livestock for gain shall be located upon a lot having an area of not less than ten (10) acres.

5.03 - REQUIRED YARDS

Each lot shall have front, side and rear yards not less than the following:

- A. Front yard - Fifty (50) feet.
- B. Each side yard - Twenty (20) feet except in the case of a corner lot where the side yard on the street side shall be not less than fifty (50) feet.
- C. Rear yard - Thirty-five (35) feet.

5.04 - REQUIRED OFF-STREET PARKING

As required in Article X of this Ordinance.

5.05 - REQUIRED DWELLING AREA

Not less than seven hundred and twenty (720) square feet of floor area on the first floor level if one story, or six hundred (600) square feet of floor area on the first floor level if two stories.

ARTICLE VI

R-1 DISTRICTS: ONE-FAMILY RURAL RESIDENTIAL DISTRICTS

Description of District

This district is composed of rural residential areas in the Township without urban services, some of which are adjacent to lakes and streams, where low density single-family residential development has occurred or appears likely to occur. The regulations for this district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life. To these ends, development is restricted to low density residential settlement consistent with limited, rural type public facilities and services and public health and safety considerations. Land uses involving higher population densities and requiring higher levels of public services and facilities such as multiple dwellings and trailer parks are deemed to be in conflict with the characteristics and purposes of this district and are excluded.

The following regulations shall apply in all R-1 Districts except as otherwise provided in Article X (Supplementary Regulations) of this Ordinance:

SECTION 6.01 - USES PERMITTED

- A. One-family dwellings.
- B. Crop and tree farming and truck gardening.
- C. Raising of poultry, rabbits and similar small animals for the use and consumption of the occupants of the premises upon a lot of not less than one (1) acre.
- D. Private stables provided that the minimum area upon which one (1) horse or pony may be kept is one (1) acre and that one (1) additional horse or pony may be kept for each twenty thousand (20,000) square feet by which the lot exceeds one (1) acre.
- E. The following conditional uses subject to obtaining a conditional use permit as provided in Article IX of this Ordinance.
 - 1. Churches.
 - 2. Public and private parks and playgrounds.
 - 3. Public and private nursery, elementary and secondary schools.

4. Golf courses and country clubs.
5. Additional conditional uses as provided in Article IX of this Ordinance.

- F. Customary home occupations.
- G. Customary accessory uses and buildings incidental to any of the permitted uses subject to the following limitations:

1. Signs not exceeding six (6) square feet in area advertising only the sale or rental of the premises upon which said sign is located.
2. Church and public building bulletin boards not exceeding sixteen (16) square feet in area.
3. Name plates not exceeding two (2) square feet in area indicating the name of the occupant or a permitted occupation.
4. The storage of not more than one (1) unoccupied trailer coach upon each lot.
5. The parking and use for residential purpose of not more than one (1) trailer coach upon each lot subject to the granting of a permit therefor by the Board of Appeals or provided in Article XI of this Ordinance.

6.02 - REQUIRED LOT AREA AND WIDTH

- A. Each dwelling shall be located on a lot having an area of not less than one (1) acre and an average width of not less than one hundred and fifty (150) feet, provided however, that on land abutting a lake or river or located within five hundred (500) feet of the high water line of a lake or river each dwelling may be located on a lot having an area of not less than twenty thousand (20,000) square feet and an average width of not less than eighty (80) feet. There shall not be more than one (1) dwelling upon each lot.
- B. The average lot depth of any lot shall be not more than three (3) times the average width of said lot.

6.03 - PERSENTAGE OF LOT COVERAGE

All buildings including accessory buildings shall not cover more than thirty (30) percent of the area of the lot.

6.04 - REQUIRED YARDS

- A. Each lot located more than five hundred (500) feet from a lake or river shall have front, side and rear yards not less than the depths or widths following:

1. Front yard - thirty-five (35) feet.
 2. Side yard - twenty (20) feet except in the case of a corner lot where the side yard on the street side shall be not less than thirty-five (35) feet.
 3. Rear yard - thirty-five (35) feet.
- B. Each lot located within five hundred (500) feet of a lake or river shall have front, side and rear yards not less than the depths or widths following:
1. Front yard - thirty-five (35) feet.
 2. Side yard - fifteen (15) feet except in the case of a corner lot where the side yard on the street side shall be not less than thirty-five (35) feet.
 3. Rear yard - thirty-five (35) feet.
- C. Each lot abutting a lake or river shall have front, side and water-front yards not less than the depths and widths following:
1. Front yard - thirty-five (35) feet.
 2. Side yard - fifteen (15) feet except in the case of a corner lot when the side yard on the street side shall be not less than thirty-five (35) feet.
 3. Water-front yard - one hundred (100) feet measured from the high water line at the point where it is nearest to the main building, provided however, that the water-front yard shall not be less than the average depth of the water-front yard of existing dwellings.

6.05 - BUILDING HEIGHT LIMIT

Two and one-half stories, but not exceeding thirty-five (35) feet.

6.06 - REQUIRED OFF-STREET PARKING

As required in Article X of this Ordinance.

6.07 - REQUIRED DWELLING AREA

Not less than seven hundred and twenty (720) square feet of floor area on the first floor level if one story, or six hundred (600) square feet of floor area on the first floor level if two stories.

ARTICLE VII

B-1 DISTRICTS: GENERAL BUSINESS DISTRICTS

The following regulations shall apply in all B-1 Districts except as otherwise provided in Article X (Supplementary Provisions) of this Ordinance:

SECTION 7.01 - USES PERMITTED

- A. Any use permitted in R-1 Districts except dwellings which are expressly prohibited.
- B. Stores and shops for the conducting of any retail business.
- C. Personal service shops (barber shop, beauty parlor, shoe repair, etc.).
- D. Restaurants and other businesses serving food or beverages.
- E. Filling stations provided that pumps are located at least twenty (20) feet back from any street right-of-way lines.
- F. Building material, feed and fuel and lumber retail sales including only incidental millwork and storage.
- G. Automobile repair garages, salesrooms and saleslots.
- H. Farm machinery sales and repair establishments and farm supply stores.
- I. Advertising signs and structures.
- J. Medical and dental clinics.
- K. Business and professional offices and banks.
- L. Offices and workshops of a plumber, electrician, decorator or similar trade and baking, printing, laundry, cabinetmaking and similar establishments.
- M. Customary accessory uses and buildings incidental to any of the permitted uses.
- N. The following conditional uses subject to obtaining a conditional use permit as provided in Article IX of this Ordinance.
 - 1. Kennels.
 - 2. Veterinary clinics.
 - 3. Trailer coach parks.
 - 4. Motels.
 - 5. Outdoor theaters.
 - 6. Additional conditional uses as provided in Article IX of this Ordinance.

7.02 - REQUIRED LOT AREA LOT AREA AND WIDTH

None required.

7.03 - REQUIRED YARDS

Each lot shall have front, side and rear yards not less than the following:

- A. Front yard - thirty-five (35) feet.
- B. Side yard - none required except in the case of a lot abutting an R-1 District there shall be a side yard on the abutting side of not less than fifteen (15) feet and in the case of motels and trailer coach parks which shall have side yards of not less than fifteen (15) feet.
- C. Rear yard - fifteen (15) feet.

7.04 - PERCENTAGE OF LOT COVERAGE

None specified.

7.05 - BUILDING HEIGHT LIMIT

Not exceeding thirty-five (35) feet.

7.06 - REQUIRED OFF-STREET PARKING

As required in Article X of this Ordinance.

ARTICLE VIII

I-1 DISTRICTS: INDUSTRIAL DISTRICTS

The following regulations shall apply in all I-1 Industrial Districts except as otherwise provided in Article X (Supplementary Regulations) of this Ordinance:

SECTION 8.01 - USES PERMITTED

- A. All uses permitted in B-1 Districts subject to all the regulations specified in B-1 Districts, provided however, that dwellings, trailer coach parks and motels are expressly prohibited.
- B. Any industrial or commercial use not listed below as requiring a conditional use permit.
- C. The following conditional uses subject to obtaining a conditional use permit as provided in Article IX of this Ordinance.
 - 1. Abattoir (slaughter house).
 - 2. Acetylene gas manufacture.
 - 3. Acid manufacture.
 - 4. Alcohol manufacture and/or storage.

5. Ammonia, bleaching powder or chlorine manufacture.
6. Ammunition manufacture and/or storage.
7. Animal black, lamp black or bone black manufacture.
8. Arsenal.
9. Asphalt manufacture or refining.
10. Auto wrecking.
11. Bag cleaning.
12. Boiler or tank works.
13. Brick, pottery, tile or terra cotta manufacture.
14. Celluloid manufacture.
15. Carbon manufacture.
16. Cement, lime, gypsum or plaster of paris manufacture.
17. Chemical plants.
18. Coal distillation..
19. Crematory.
20. Cresote treatment or manufacture.
21. Curing, tanning or storage of raw hides and skins.
22. Disinfectant, insecticide or poison manufacture.
23. Distillation of onbes, coal, petroleum, refuse grain or wood.
24. Explosives, fireworks and gunpowder manufacture or storage.
25. Fat rendering.
26. Fertilizer manufacture.
27. Fish smoking or curing.
28. Forge plant.
29. Foundry.
30. Gas (illuminating or heating) manufacture or storage.
31. Glue, size or gelatin manufacture.
32. Grease, lard or tallow manufactured or refined from animal fat.
33. Gypsum manufacture.
34. Hydrocarbon material, reclaiming, distilling and refining.
35. Incineration, reduction, storage or dumping of slaughter house refuse, rancid fat, garbage, dead animals or offal.
36. Iron, steel, brass or copper foundry.
37. Junk yard.
38. Linoleum manufacture.
39. Linseed oil, paint, oil. shellac, turpentine or varnish manufacture.
40. Ore reduction.
41. Paper or pulp manufacture.

SECTION 9.01 - AUTHORITY

The Zoning Board, as hereinafter provided, shall have the authority to grant conditional use permits subject to such conditions of design and operation, safeguards and time limitations as it may determine for the following uses:

- A. All conditional uses as permitted in the various district provisions of this Ordinance.
- B. The following conditional uses in any district:
 - 1. Cemeteries.
 - 2. Removal of rock, sand, gravel, topsoil, minerals and natural materials except crude oil together with necessary buildings, apparatus, or appurtenances incident thereto (see definition, Section 2.34).
 - 3. Public and private schools and educational institutions.
 - 4. Community and organizational buildings.
 - 5. Hospitals, sanitariums, clinics or rest homes.
 - 6. Institutions of a philanthropic or charitable nature.
 - 7. Public beaches, bathhouses and boat liveries operated for gain.
 - 8. Military establishments.
 - 9. Temporary carnivals, circuses and other transient amusement enterprises.
 - 10. Public buildings.
 - 11. Private resorts and recreational camps.
 - 12. Public and private dumps, incinerators or sanitary fills.
 - 13. Sewage treatment plants and disposal areas.

SECTION 9.02 - APPLICATION AND FEE

Application for any conditional use permit permissible under the provisions of this Section shall be made to the Zoning Board. Such applications shall be accompanied by a fee of fifty (50) dollars, except that no fee shall be required of any governmental agency. No part of such fee shall be returnable to the applicant.

SECTION 9.03 - DATA REQUIRED IN APPLICATION

An application for a conditional use permit shall contain the applicant's name in full; a statement that the applicant is the owner of the property involved or is acting on the owner's behalf; the applicant's address; the address or description of

the property involved; an accurate diagram of said property, showing the existing and proposed location of all buildings thereon, the types thereof, and their uses; and a statement and supporting evidence regarding the required findings set forth in Section 9.05 below.

SECTION 9.04 - HEARING

The Zoning Board shall hold a public hearing or hearings upon any application for a conditional use permit, notice of which shall be given by one (1) publication in a newspaper of general circulation in the Township, within ten (10) days next preceding the date of said hearing.

SECTION 9.05 - REQUIRED FINDINGS

The Zoning Board shall review the particular circumstances and facts of the proposed use in the light of the following required findings:

- A. That public facilities and services such as highways, fire and police protection, drainage facilities, refuse disposal and schools are adequate for the proposed use or are capable of being adequately provided by the agencies responsible therefor.
- B. That requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the economic welfare of the community.
- C. That the proposed use, activities, processes, materials and equipment and conditions of operation, will not be detrimental to the public welfare of persons or property by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- D. That liquids and other waste of any kind will be confined, treated or purified so as to prevent pollution of air, water and soil resources.
- E. That the proposed use at the particular location will be consistent with the intent and purposes of this Ordinance.

SECTION 9.06 - CONDITIONAL USE PERMIT, DETERMINATION

If the facts in the case establish that the required findings cannot be made and will not be applicable to the proposed use, The Zoning Board shall not grant a conditional use permit. If the facts in the case establish that the required findings can be made and will be applicable to the proposed use, the Zoning Board shall grant a conditional use permit. In the

granting of any conditional use permit the Zoning Board shall impose such conditions of use as it deems necessary to protect the best interest of the Township and the surrounding property and to achieve the objectives of this Ordinance, and the breach of any such condition shall automatically invalidate the permit therefor.

SECTION 9.07 - REAPPLICATION

No application for a conditional use permit which has been denied wholly or in part by the Zoning Board shall be resubmitted for a period of one (1) year from such denial, except on grounds of new evidence or proof of changed conditions found by the Zoning Board to be valid.

ARTICLE X

SUPPLEMENTARY REGULATIONS

The provisions of this Ordinance shall be subject to such modifications, additions, exceptions, or limitations as herein provided by the following supplementary regulations:

SECTION 10.01 - TEMPORARY STRUCTURES FOR DWELLING PURPOSES, PERMIT REQUIRED.

No cabin, trailer coach, garage, basement or other temporary structure, whether of a fixed or movable nature may be hereafter erected or established for any dwelling purpose for any length of time except after the granting of a permit therefore by the Board of Appeals or provided in Article XI of this Ordinance.

SECTION 10.02 - REQUIRED WATER SUPPLY AND SANITARY SEWAGE FACILITIES
In the interests of protecting the public health and welfare every building or structure hereafter erected, altered or moved upon any premise and used in whole or in part for dwelling, recreational, business, commercial or industrial purposes shall be provided with:

- A. A safe and sanitary water supply.
- B. A safe and sanitary means of collection and disposal of human excreta and domestic, commercial, and industrial waste.

Such facilities shall conform to the minimum requirements as set forth by the Washtenaw County Health Department.

SECTION 10.03 - EXCEPTIONS TO REGULATIONS

- A. Essential Services. Essential services shall be permitted as authorized and regulated by law and other ordinances, it being the intention hereof to exempt such essential services from the application of this Ordinance.

- B. Any lot created and recorded prior to the effective date of this Ordinance may be used for any permitted use even though the lot area is less than that required by the district in which said lot is located, provided that the other requirements of that district are met, and provided that no adjacent land or lot is owned by the owner of said lot.
- C. The height limitations of this Ordinance shall not apply to buildings used for agricultural purposes, church spires, belfries, cupolas, penthouses and domes, not used for human occupancy, nor to chimneys, ventilators, skylights, water tanks, bulk heads, similar features and necessary mechanical appurtenances usually carried above the roof level. Such features, however, shall be erected only to such height as is necessary to accomplish the purpose they are to serve and then only in accordance with any other governmental regulations.
- D. Where a rear yard abuts upon a street, the setback of all buildings from the street right-of-way line shall be not less than the front yard requirements.

SECTION 10.04 - REQUIRED STREET FRONTAGE

Each principal use hereafter established which involves buildings or structures for human occupancy shall be located and maintained upon a lot which abuts a street for a distance of not less than thirty (30) feet.

SECTION 10.05 - LOCATION OF ACCESSORY BUILDINGS

- A. All accessory buildings shall be in the rear yard except when built as part of the main building.
- B. An accessory building attached to the principal building of a lot shall be made structurally a part thereof, and shall comply in all respects with the requirements applicable to the principal building. The accessory building unless attached and made part of the principal building as provided shall not be closer than ten (10) feet to the principal building.
- C. No accessory building used in connection with any livestock, animals or poultry shall hereafter be located or maintained on any lot closer than fifty (50) feet to any lot line.
- D. In the case of a corner lot no accessory building shall be located nearer to the side street line than a distance equal to the depth of the front yard required on said lot.

SECTION 10.06 - REQUIRED OFF-STREET PARKING AND ACCESS

A. For each dwelling, business, commercial, industrial or other similar building hereafter erected or altered, and located on a public highway in the township, and including buildings or structures used principally as a place of Public Assembly, there shall be provided and maintained suitable space off the right-of-way that is in general adequate for the parking or loading of vehicles in proportions shown on the following table, and such space shall be provided with safe exit to and safe entrance from the public thoroughfare, but not to exceed one (1) such exit and entrance. Such exit and entrance may be combined or provided separately. Approval for the location of such exit and entrance shall be obtained from the County Road Commission, which shall also approve the design and construction thereof in the interests of safety, adequate drainage and other public requirements. A minimum of two hundred (200) square feet, exclusive of drives, entrances, and exits, shall comprise one (1) automobile parking space.

B. Parking Spaces Required:

1. For dwellings at least one (1) parking space for each dwelling unit.
2. For motels at least one (1) parking space for each individual sleeping unit or guest unit.
3. For private clubs at least one parking space for every two (2) of the active membership.
4. For hospitals at least one (1) parking space for each two (2) patient beds, excluding bassinets.
5. For sanitariums, convalescent houses and rest homes at least one (1) parking space for each four (4) patient beds.
6. For medical or dental clinics three (3) spaces for each doctor or dentist having an office in such clinic.
7. For churches, theaters, auditoriums, stadiums and other places of public assembly at least one (1) space for each four (4) seats.
8. For retail stores, personal service shops; business and professional offices at least one (1) parking space for every two hundred (200) square feet of gross floor area in said establishment.

9. Industrial or manufacturing establishments shall provide parking spaces sufficient in number to accomodate the parking of automobiles and other motor vehicles used by the firm or employees or persons doing business therein.

SECTION 10.07 - NON-CONFORMING USES

- A. The lawful use of any buildings or structures and of any land or premise existing prior to the effective date of this Ordinance, may be continued if such use of building or structure entails no original construction, alteration, or enlargement thereof, does not constitute a public nuisance or endanger the public health, safety, or welfare. No other non-conforming use of any building, structure, or any land or premise shall be undertaken following the effective date of this Ordinance.
- B. If the non-conforming use of any building, structure, land or premise is changed to a conforming use, such use shall not hereafter be reverted to any non-conforming use.
- C. If the non-conforming use of any building, structure, land or premise, or part thereof, is abandoned for a continuous period of six (6) months, then any future use of said building, structure, land or premise shall conform in its entirety to the provisions of this Ordinance.
- D. When district boundaries shall hereafter be changed, and the location of any non-conforming use be changed to another type of district, then said non-conforming use may still be continued, but subject to all other provisions of this section.

SECTION 10.08 - RECONSTRUCTION OF DAMAGED NON-CONFORMING BUILDING AND STRUCTURES.

Nothing in this Ordinance shall prevent the reconstruction, repair or restoration and the continued use of any non-conforming building or structure damaged by fire, collapse, explosion, acts of God, or acts of the public enemy, subsequent to the effective date of this Ordinance, provided, that such restoration and resumption shall take place within six (6) months of the time of such damage; further, that said use be identical with the non-conforming use permitted and in effect directly preceding said damage.

SECTION 10.09 - REPAIR, ALTERATION AND COMPLETION OF NON-CONFORMING BUILDINGS AND STRUCTURES

- A. Nothing in this Ordinance shall prevent the repair, reinforcement, improvement or rehabilitation of non-conforming buildings, structures, or part thereof existing at the effective date of this Ordinance rendered necessary by wear and tear, deterioration or depreciation; nor prevent compliance with the provisions of the Building Code or Housing Law of Michigan, relative to the maintenance of buildings or structures; provided, however, that the cost of such repair, reinforcement, improvement, rehabilitation or compliance shall not exceed thirty (30%) percent of the reproduction value of such building at the time such work is done; and provided further, there shall be no change of use of said building or part thereof.
- B. Nor shall anything in this Ordinance require any change in the existing construction or intended use of the building for which plans have been prepared and filed, heretofore, with the Lyndon Township Building Inspector, and the construction of which shall have been diligently prosecuted for a period of one (1) month prior to the effective date of this Ordinance, and which will be completed within two (2) years after the effective date of this Ordinance.

ARTICLE XI

BOARD OF APPEALS

SECTION 11.01 - BOARD ESTABLISHED

There is hereby established a Board of Appeals, which shall perform its duties and exercise its powers as provided by Section 18, Act 184 of the Public Acts of 1943, as amended, in such way that the objectives of this Ordinance shall be enforced, the public health and safety secured and substantial justice done.

SECTION 11.02 - MEMBERSHIP, TERMS OF OFFICE

The Board of Appeals shall consist of three members. The first member of such Board of Appeals shall be the chairman of the Township Zoning Board, for the term of his office, the second member shall be a member of the Township Board appointed by the Township Board, for the term of his office, and the third member shall be selected and appointed by the first two members from among the electors residing in the unincorporated area of the Township for a term of three (3) years provided that no elected officer of the township, nor any employee of the Town-

ship board, may serve simultaneously as the third member of or as an employee of the Township Board of Appeals.

SECTION 11.03 - RULES OF PROCEDURE, MAJORITY VOTE

The Board shall adopt its own rules of procedure as may be necessary to properly conduct its meetings. The concurring vote of a majority of the members of the Board of Appeals shall be necessary to reverse any order, requirement, decision or determination of the administrative official or to decide in favor of the applicant any matter upon which they are required to pass under this Ordinance or to effect any variation in this Ordinance.

SECTION 11.04 - MEETINGS

Meetings of the Board of Appeals shall be held at the call of the chairman and at such other times as the Board in its rules of procedure may specify.

SECTION 11.05 - PUBLIC MEETINGS AND MINUTES

All meetings of the Board of Appeals shall be open to the public and accurate minutes of the proceedings showing the action of the Board shall be kept, which record shall be filed in the office of the Township Clerk and shall be a public record.

SECTION 11.06 - POWERS AND DUTIES

The Board of Appeals shall hear and decide appeals from and review any order, requirement, decision or determination made by the Zoning Inspector in the administration of this Ordinance as hereinafter provided, and shall have power to interpret the provisions of this Ordinance; to grant variances from the strict application of any of the provisions of this Ordinance and to grant permits for the use of temporary structures for dwelling purposes including trailer coaches, to the extent of the following and no further:

A. Interpretation

To decide any question involving the interpretation of any provision of this Ordinance, including determination of the exact location of any district boundary if there is uncertainty with respect thereto.

B. Variances

To grant, upon appeal, variance from any of the regulations or provisions contained in this Ordinance in cases in which there are practical difficulties or unnecessary hardships in the way of such strict application, provided however, that no variance shall be granted to permit the establishment within a district of any use which is excluded, or for which a conditional use permit is required.

C. Temporary Structure Permits

To grant permits for temporary structures for dwelling purposes subject to the procedures and limitations as hereinafter provided.

SECTION 11.07 - APPLICATION FOR TEMPORARY STRUCTURE PERMIT

An application for a permit for the erection or movement of a temporary structure for dwelling purposes shall be made to the Board of Appeals on a special form used exclusively for that purpose.

SECTION 11.08 - HEARING AND REQUIRED FINDINGS

The Board of Appeals shall give due notice of a hearing on such application. No permit shall be granted by the Board of Appeals unless it finds adequate evidence showing:

- A. That the proposed location will not be detrimental to property in the immediate vicinity.
- B. That the proposed water supply and sanitary facilities have been approved by the Washtenaw County Health Department or that the occupants of the proposed structure will have right to unlimited use of the water supply and sanitary facilities of a dwelling existing upon the same lot.

SECTION 11.09 - TEMPORARY STRUCTURE PERMIT LIMITATIONS

In the granting of such a permit the Board of Appeals may impose any reasonable conditions deemed necessary to protect the public welfare and the breach of any such condition shall automatically invalidate the permit. Said permit shall clearly set forth that the structure proposed is intended for temporary dwelling purposes and that said structure is to be vacated upon the expiration of a specific time limit to be determined by the Township Board of Appeals. On delivery of the permit, the owner and occupant shall certify in a space allotted for the purpose that he or she has full knowledge of the terms of the permit and penalty pertaining thereto. No permit shall be transferrable to any other owner or occupant.

SECTION 11.10 - VARIANCES, REQUIRED FINDINGS

No variance shall be granted by the Board of Appeals unless it finds:

- A. That there are exceptional or extraordinary circumstances or conditions applying to the property involved, or to the intended use of the property, that do not apply generally to other property or uses in the same district and have not resulted from any act of the applicant subsequent to the adoption of this Ordinance.

- B. That such variance is necessary for preserving for the applicant a substantial property right belonging to other property in the same district.
- C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or in the district in which the property of the applicant is located.
- D. That the granting of such variance will be in harmony with the general purpose and intent of this Ordinance.

SECTION 11.11 - VARIANCES, CONDITIONS MAY BE SPECIFIED

In granting a variance, the Board of Appeals may specify, in writing, to the applicant, such conditions in connection therewith as will, in its judgment, secure substantially the objectives of the regulation or provision to which such variance applies, and the breach of any such condition shall automatically invalidate the permit therefor.

SECTION 11.12- VOIDING OF VARIANCES

Each variance granted under the provisions of this Ordinance shall become null and void unless:

- A. The construction authorized by such variance or permit has been commenced within one (1) year after the granting of such variance and pursued diligently to completion; or
- B. The occupancy of land or buildings authorized by such variance has taken place within one (1) year after granting of such variance.

SECTION 11.13 - VARIANCES, REAPPLICATION

No application for a variance which has been denied wholly or in part by the Board of Appeals shall be resubmitted for a period of one (1) years from such denial, except on grounds of new evidence or proof of changed conditions found by the Board of Appeals to be valid.

SECTION 11.14 - APPEALS, HOW TAKEN

Appeal from the ruling of the Zoning Inspector concerning the enforcement of the provisions of this Ordinance may be made to the Board of Appeals within ten (10) days after the date of the Zoning Inspector's decision, which is appealed from. The appellant shall file with the Board of Appeals and the Zoning Inspector a notice of appeal specifying the grounds thereof. The Zoning Inspector shall forthwith transmit to the Board of Appeals all the papers constituting the record upon which the action appealed from was taken.

SECTION 11.15 - WHO MAY APPEAL

Appeals to the Board may be taken by any person aggrieved or by any Officer, Department Board, or Bureau of the Township, County or State.

SECTION 11.16 - FEE FOR APPEAL

A fee of fifteen (15) dollars shall be paid to the Board of Appeals at the time of filing the notice of appeal which the Board shall pay over to the General Fund of the Township.

SECTION 11.17 - STAY

An appeal stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken certifies to the Board of Appeals; after the notice of the Appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would in his opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the Board of Appeals or by the Circuit Court, on application, or notice to the officer from whom the appeal is taken and upon due cause shown.

SECTION 11.18 - HEARING ON NOTICE

When a notice of appeal has been filed in proper form with the Board of Appeals, the Secretary shall immediately place the said request for appeal upon the calendar for hearing, and cause notices, stating the time, place and object of the hearing to be served personally or by mail, at least five (5) days prior to the date of such hearing, upon the parties making the request for appeal. All notices by mail shall be deemed to have been given when deposited in the United States Post Office addressed to the respective property owners of record to the Address shown on the last assessment roll of the Township.

SECTION 11.20 - DECISIONS OF BOARD

The Board shall decide upon all matters appealed from within a reasonable time and may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and shall make such order, requirement, decision or determination as in its opinion ought to be made in the premises and to that end shall have all the powers of the Zoning Inspector from whom the appeal is taken. The final decision of such appeals shall be in the form of a resolution containing a full record of the findings and determination of the Board in each particular case.

ARTICLE XII

AMENDMENTS

SECTION 12.01 - INITIATING AMENDMENTS

This Ordinance may be amended by changing the boundaries of districts or by changing or supplementing any other provisions hereof whenever the public necessity and convenience and the general welfare require such amendment. Said amendment may be initiated by resolution of the Township Board, the Zoning Board or by petition of one or more owners of property to be affected by the proposed amendment, which petition, in the case of one or more owners of property, shall be filed with the Township Board and shall be accompanied by a fee of fifty (50) dollars, or part of which shall be returnable to the petitioner.

SECTION 12.02 - PROCEDURE

The procedure for making amendments to this Ordinance shall be as follows:

- A. Each petition for amendment by one or more owners of property shall be submitted to the Township Board who shall refer it for recommended action to the Zoning Board.
- B. After consideration by the Zoning Board, the petition for amendment, including any changes thereto which the Zoning Board deems desirable, shall be submitted to at least one (1) public hearing, notice of which
- C. Notice of public hearings on any petition for amendment of this Ordinance which proposes to change land use districts as shown on the Zoning map within five hundred (500) feet of the boundary of adjacent townships or municipalities shall be sent to the Zoning Boards or other zoning agencies representing such townships or municipalities in order that coordination with adjacent zoning ordinances may be promoted.
- D. The petition, if approved by Zoning Board, shall be submitted to the Washtenaw County Coordinating Zoning Committee for review.
- E. The petition shall then be submitted to the Township Board by the Zoning Board and acted upon in accordance with the provisions of Section 11 of Act 184 of the Public Acts of 1943.

ARTICLE XII

ADMINISTRATION

SECTION 13.01 - ZONING ADMINISTRATOR

The provisions of this Ordinance shall be administered by the Zoning Inspector, who shall be appointed by the Township Board for such term and subject to such conditions and at such rate of compensation as said Board shall determine. The Zoning Inspector shall for the purposes of this Ordinance have the power of police officers.

SECTION 13.02 - ZONING PERMIT REQUIRED.

Except for agricultural uses of land and accessory buildings, specifically used for agricultural operations as permitted in the A-1 Agricultural District, which are hereby exempted from the requirements of this Article, no land shall be occupied or used and no building or structure shall hereafter be erected or altered until a zoning permit has been obtained from the Zoning Inspector. Such permit shall be nontransferable and shall be obtained before any new use is established or work of excavation or construction is begun.

SECTION 13.03 - CERTIFICATE OF COMPLIANCE

Except as otherwise provided, no land shall be occupied or used and no building hereafter erected or altered shall be occupied or used in whole or in part for any purposes, until a certificate of compliance shall have been issued by the Zoning Inspector stating that the proposed use or building complies with all the provisions of this Ordinance. A certificate of compliance shall be applied for at the same time that the zoning permit is applied for and if approved by the Zoning Inspector shall be issued within ten (10) days after notification from the permittee that the premises are ready for occupancy.

ARTICLE XIV

VALIDITY AND PENALTIES

SECTION 14.01 - VALIDITY

This Ordinance and the various parts, sections, subsections, phrases and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section, subsection, phrase or clause is adjudged unconstitutional or invalid, it is hereby provided that the remainder of the Ordinance shall not be affected thereby. The Township Board hereby declares that it would have passed this Ordinance, and each section, subsection, phrase, sentence, and clause thereof irrespective of the fact that any one or more sections, subsections, phrases, sentences or clauses be declared invalid.

SECTION 14.02 - PENALTIES

Any building or structure which is erected, constructed, reconstructed, altered, converted, maintained or used, or any use of land or premise which is begun, maintained, or changed in violation of any provision of this Ordinance, are hereby declared to be a nuisance per se. Any person, firm, or corporation, or the agent in charge of such building or land who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of any provision of the Ordinance or any amendment thereof, shall be fined upon conviction not less than one (1) dollar, nor more than one hundred (100) dollars, together with the costs of prosecution, or shall be punished by imprisonment in the county jail for not less than one (1) day or more than ninety (90) days for each offense, or may be fined and imprisoned as provided herein. Each and every day during which any illegal erection, construction, reconstruction, alteration, maintenance or use continue shall be deemed a separate offense. The Township Board, the Township Zoning Inspector, the Board of Appeals, the Attorney of the Township or any owner or owners of real estate within the district in which such building, structure or land is situated may institute injunction, mandamus, abatement or any other appropriate action or actions, proceeding or proceedings to prevent, enjoin, abate, or remove any said unlawful erection, construction, alteration, reconstruction, maintenance or use. The rights and remedies provided herein are cumulative and in addition to all other remedies provided by law.

ARTICLE XV

EFFECTIVE DATE

SECTION 15.01-

The provisions of this Interim Zoning Ordinance are hereby declared to be immediately necessary for the preservation of the public health, safety and welfare and are hereby ordered to become effective upon the date of adoption, as provided by Act 184 of the Public Acts of Michigan, as amended.

The foregoing Interim Zoning Ordinance was adopted by the Township Board of Manchester Township on December 16, 1957.

Waldo C. Marx
Manchester Township Clerk

I certify that the foregoing Ordinance was adopted at a special meeting of the Manchester Township Board held December 16, 1957, at which all members of the Board, Clayton Parr, Waldo Marx, M. H. Wolfe, M/ Billings and William Kuelenkamp were present

and that all voted for the adoption of said Ordinance.

X Waldo C. Marx.

Waldo Marx, Manchester Township Clerk

I certify that the within Ordinance was published in the

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circulating within the Township of
Manchester, Washtenaw County, Michigan on the

Waldo Marx, Manchester Township Clerk.

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