

ZONING ORDINANCE

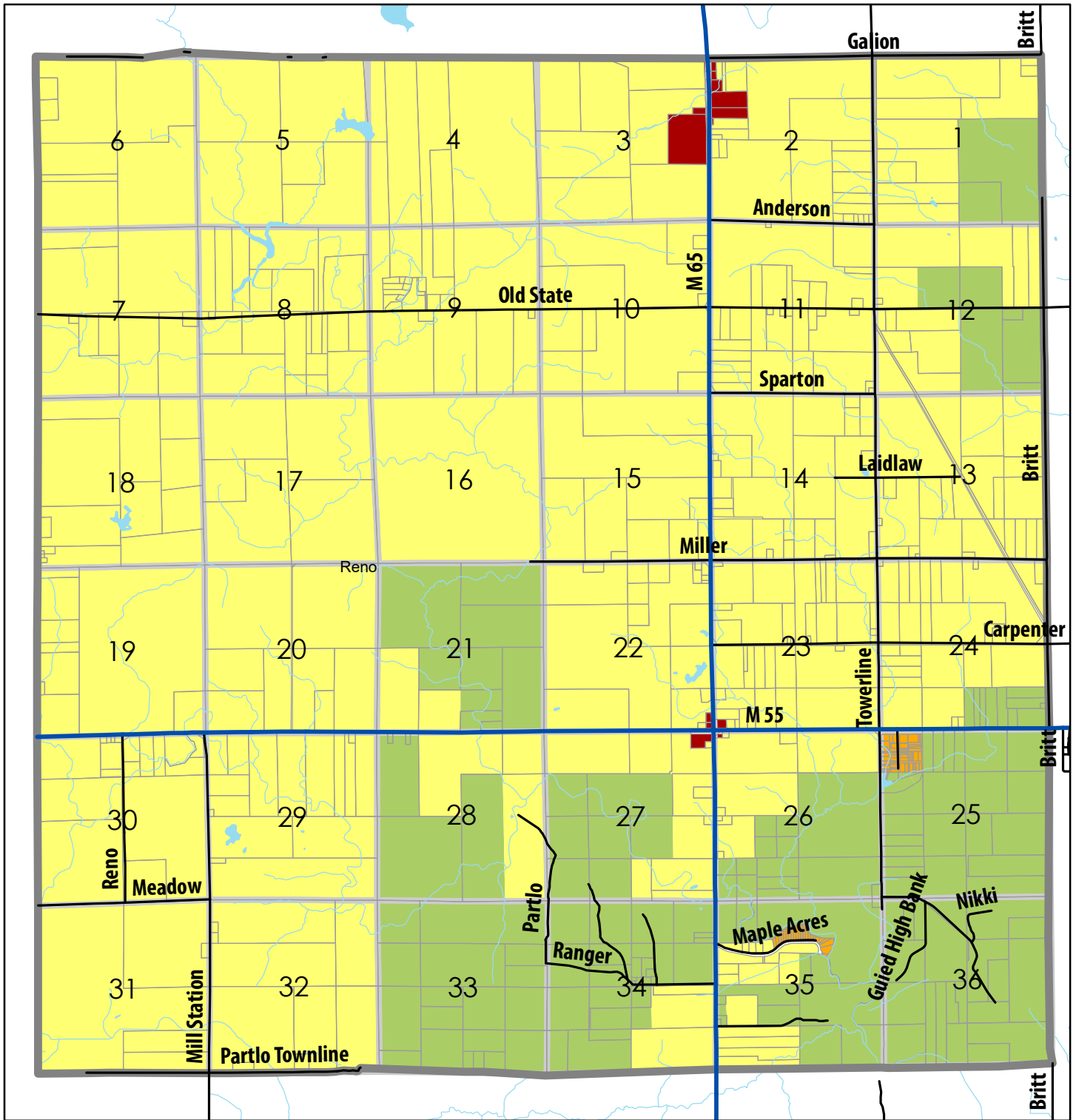


RENO TOWNSHIP

IOSCO COUNTY, MICHIGAN

ADOPTED 1-8-24 EFFECTIVE 1-24-24





Reno Township Zoning Map

Iosco County, Michigan

Adopted 1-8-24 Effective 1-24-24



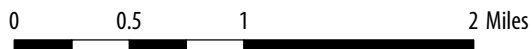
Map Prepared By:
Northeast Michigan
 COUNCIL OF GOVERNMENTS

discovernortheastmichigan.org

Zoning Districts

- R-1: Residential District
- A-R: Agricultural-Residential District
- R-F: Recreation & Forestry District
- C: Commercial District

- State Highways
- Roads
- Township Boundary
- Rivers & Streams
- Water Bodies
- Parcels
- Sections



Reno Township ZONING ORDINANCE

Reno Township
Iosco County
Michigan

Adopted: January 8, 2024

Published: January 17, 2024

Effective: January 24, 2024

Prepared with the assistance of:

Northeast Michigan Council of Governments
www.discovernortheastmichigan.org

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

Table of Contents

Article 1 Purpose & Authority		
Section	Name	Page
101	Title	1-1
102	Purpose	1-1
103	Authority	1-1

Article 2 Definitions		
Section	Name	Page
201	Rules Applying to Text	2-1
202	Definitions	2-1
	A	2-2
	B	2-6
	C	2-8
	D	2-12
	E	2-13
	F	2-13
	G	2-15
	H	2-16
	I	2-16
	J	2-17
	K	2-17
	L	2-17
	M	2-19
	N	2-21
	O	2-22
	P	2-22
	Q	2-24
	R	2-24
	S	2-26
	T	2-35
	U	2-35
	V	2-36
	W	2-36
	Y	2-40
	Z	2-40

Article 3		General Provisions	
Section	Name	Page	
301	Effect of Zoning	3-1	
302	Lots	3-3	
303	Restoration of Unsafe Buildings	3-3	
304	Barrier-Free Modification	3-3	
305	Access Required	3-3	
306	Accessory Buildings	3-3	
307	Manufactured Homes	3-5	
308	Temporary Dwelling Occupancy During Construction of a Dwelling	3-6	
309	Construction Debris	3-6	
310	Stormwater Retention & Drainage	3-7	
311	Hazardous Substances	3-7	
312	Essential Services	3-8	
313	Livestock on Category 4 Sites	3-8	
314	Outdoor Lighting Standards	3-8	
315	Nonconformities	3-11	
316	Performance Standards	3-13	
317	Fences	3-16	
318	Buffering & Screening	3-17	
319	Landscaping Requirements	3-19	
320	Private Roads	3-20	
321	Off-Street Parking	3-22	
322	Loading Spaces	3-26	
323	Signs	3-26	

Article 4		Districts Regulations	
Section	Name	Page	
401	Zoning Districts	4-1	
402	Zoning Map	4-1	
403	Application of District Regulations	4-3	
404	Classification of Unlisted Property Uses	4-4	
405	Residential District (R-1)	4-5	
406	Agricultural & Residential District (A-R)	4-8	
407	Recreational & Forestry District (R-F)	4-12	
408	Commercial District (C)	4-16	
409	Full Table of Permitted & Special Uses	4-22	

Reno Township Zoning Ordinance

Article 5 Plot Plan & Site Plan Review			
Section	Name		Page
501	Purpose & Approval Table		5-1
502	Plot Plans		5-2
503	Site Plan Review Procedures		5-3
504	Site Plan Data Required		5-5
505	Site Plan Review Standards		5-7
506	Amendment of Approved Site Plan		5-9
507	Expiration & Revocation of a Site Plan		5-10

Article 6 Special Use Review			
Section	Name		Page
601	Purpose		6-1
602	Special Use Review Procedure		6-1
603	Special Use Review Standards		6-4
604	Amendment of Approved Special Uses		6-5
605	Inspections		6-5
606	Expiration or Revocation of a Special Use		6-5

Article 7 Supplemental Regulations			
Section	Name		Page
701	Purpose		7-1
702	Home Occupations & Cottage Industries		7-1
703	Accessory Dwelling Units & Guest Houses		7-4
704	Biofuel Production Facilities on Farms		7-5
705	Commercial Event Facilities		7-7
706	Food Trucks		7-9
707	Short Term Rentals		7-10
708	Medical Marihuana Primary Caregivers		7-12
709	Sexually-Oriented Businesses		7-14
710	Planned Unit Developments (PUD)		7-16
711	Site Condominiums		7-21
712	Solar Energy		7-23
713	Battery Energy Storage Systems		7-30
714	Wind Energy		7-38
715	Junkyards, Salvage Yards, & Scrap Yards		7-49
716	Wireless Facilities		7-50

Reno Township Zoning Ordinance

Article 8 Zoning Board of Appeals			
Section	Name		Page
801	Creation & Membership		8-1
802	Meetings		8-3
803	Powers & Duties		8-4
804	Appeals Procedure		8-5
805	Variance Standards		8-7
806	Expiration & Resubmittal		8-7

Article 9 Administration & Enforcement			
Section	Name		Page
901	Zoning Administrator		9-1
902	Role of Planning Commission & Township Board		9-3
903	Permits		9-5
904	Fees		9-8
905	Performance Guarantee		9-9
906	Use of Consultants		9-10
907	Public Notice Requirements		9-10
908	Conditions		9-12
909	Rehearing Process		9-13
910	Conflicting Regulations		9-14
911	Violations		9-14
912	Review Process Summary Table		9-15

Article 10 Adoption & Amendment			
Section	Name		Page
1001	Amendment to this Ordinance		10-1
1002	Processing of Amendment/Rezoning		10-1
1003	Rezoning Standards		10-3
1004	Conditional Rezoning		10-3
1005	Vested Right		10-7
1006	Severability		10-8
1007	Repeal & Savings Clause		10-8
1008	Adoption & Effective Date		10-8

Article 1 Purpose & Authority

Sec	Name	Pg
101	Title	1-1
102	Purpose	1-1
103	Authority	1-1

RENO TOWNSHIP, IOSCO COUNTY, MICHIGAN, HEREBY ENACTS:

Section 101 Title

These regulations shall be known as the Reno Township Zoning Ordinance hereinafter referred to as "this Ordinance."

Section 102 Purpose

The purpose of this Ordinance is to provide for the regulation of land development and the establishment of districts which regulate the use of land and structures:

- A. To meet the needs of the Township’s citizens for food, fiber, energy, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land.
- B. To ensure that use of the land is situated in appropriate locations and relationships.
- C. To limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities.
- D. To facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility requirements.
- E. To promote public health, safety, and welfare.

Section 103 Authority

2008 PA 33, Michigan Planning Enabling Act and **2006 PA 110, Michigan Zoning Enabling Act**, including current and future amendments thereto are hereby adopted by reference in their entirety and all authority and application of this Ordinance shall be governed and administered in compliance with the provisions thereof. Should the Michigan Planning Enabling Act, Zoning Enabling Act, or Amendments thereto be updated or modified by the Michigan Legislature those changes shall be automatically included

Reno Township Zoning Ordinance

in this Ordinance. Should the Michigan Planning Enabling Act or Zoning Enabling Act be repealed, the Michigan Act or Acts conferring authority to this Ordinance shall continue to govern the application of this Ordinance.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Article 2 Definitions

Sec	Name	Pg	Sec	Name	Pg
201	Rules Applying to Text	2-1		M	2-19
202	Definitions	2-1		N	2-21
	A	2-2		O	2-22
	B	2-6		P	2-22
	C	2-8		Q	2-24
	D	2-12		R	2-24
	E	2-13		S	2-26
	F	2-13		T	2-35
	G	2-15		U	2-35
	H	2-16		V	2-36
	I	2-16		W	2-36
	J	2-17		Y	2-40
	K	2-17		Z	2-40
	L	2-17			

Section 201 Rules Applying to Text

In order to clarify the intent of the provisions of this Ordinance, the following rules shall apply, except when clearly indicated otherwise:

- A. Regulations pertaining to specific issues supersede more general regulations.
- B. The word "shall" is always mandatory and never discretionary. The word "may" is permissive.
- C. Words used in the present tense shall include the future.
- D. Words stated in the masculine gender include the feminine.
- E. Words in the singular number shall also denote the plural and the plural shall also denote the singular.
- F. The phrase "used for" includes "arranged for", "designed for", "intended for", "maintained for", and "occupied for."
- G. Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions, or events connected by the conjunction "and," "or," "either . . . or," the conjunction shall be interpreted as follows:

1. "And" indicates that all the connected items, conditions, provisions, or events shall apply in combination.
 2. "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
 3. "Either . . . or" indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.
- H. The word "lot" includes the words "plot" or "parcel."
- I. "Township" shall refer specifically to Reno Township.
- J. "Days" means calendar days unless otherwise stated.
- K. Where terms are not defined in this Ordinance and are defined in the Michigan Building Code, the Michigan Residential Code, the Michigan Plumbing Code, the Michigan Electrical Code, the Michigan Mechanical Code, or the Michigan Zoning Enabling Act, such terms shall have the meanings ascribed to them as in those codes or ordinances.
- L. Where terms are not defined through the methods authorized by this Article, such terms shall have ordinarily accepted meanings such as the context implies.

Section 202 Definitions

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this Ordinance, have the meanings shown in this Section.

A

ABUTTING. Having property or district lines in common.

ACCESS. A way of approaching or entering a property.

ACCESSORY BUILDING. An incidental subordinate building customarily incidental to and located on the same lot occupied by the principal use or building, such as a detached garage.

ACCESSORY DWELLING UNIT. A secondary residential dwelling unit located on the same lot as a single-family dwelling unit, either within the same building as the single-family dwelling unit, in a detached building, or as a stand-alone structure. Accessory dwelling units shall be developed in accordance with the standards set forth in [Section 703](#) and only in those zoning districts where the use is listed as allowed.

ACCESSORY USE. A use conducted on the same lot as the primary use of the structure to which it is related

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

and which is a use that is clearly incidental to, and customarily found in connection with, such principal use.

ADJACENT PROPERTY. Property that adjoins any sides or corners of a specific lot including but not limited to those lands separated from the lot by a road right-of-way, easement, or public utility right-of-way.

ADULT DAY CARE FACILITY. A facility receiving adults for care for periods of less than twenty-four (24) hours in a day for more than two (2) weeks in any calendar year. Care for persons related by blood or marriage to a member of the family occupying the dwelling is excluded from this definition.

ADULT FOSTER CARE FACILITY. As defined by the Adult Foster Care Facility Licensing Act ([PA 218 of 1979](#), as amended), a governmental or nongovernmental establishment, licensed by the State of Michigan, that provides foster care to adults. Adult foster care facility includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically disabled who require supervision on an ongoing basis, but who do not require continuous nursing care.

A. The following additional definitions shall apply in the application of this Ordinance:

1. **ADULT FOSTER CARE HOME, FAMILY.** A private residence with the approved capacity to receive six (6) or fewer adults to be provided with foster care twenty-four (24) hours a day, for five (5) or more days a week, for two (2) or more consecutive weeks. The licensee shall be a member of the household and an occupant of the residence.
2. **ADULT FOSTER CARE HOME, SMALL GROUP.** An adult foster care facility with the approved capacity to receive twelve (12) or fewer adults to be provided with foster care twenty-four (24) hours a day, for five (5) or more days a week, for two (2) or more consecutive weeks.
3. **ADULT FOSTER CARE HOME, LARGE GROUP.** An adult foster care facility with the approved capacity to receive at least thirteen (13), but not more than twenty (20) adults to be provided with foster care twenty-four (24) hours a day, for five (5) or more days a week, for two (2) or more consecutive weeks.
4. **ADULT FOSTER CARE CONGREGATE FACILITY.** An adult foster care facility with the approved capacity to receive more than twenty (20) adults to be provided with foster care.
5. **STATE-LICENSED RESIDENTIAL FACILITY.** A structure constructed for residential purposes that is licensed by the State under the [Adult Foster Care Facility Licensing Act, 1979 PA 218](#), MCL 400.701 to 400.737, or the [Child Care Organizations Act, 1973 PA 116](#), MCL 722.111 to 722.128, and provides residential services for six (6) or fewer individuals under twenty-four (24) hour supervision or care.

B. An adult foster care facility **does not** include the following:

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

1. A nursing home licensed under Article 17 of the **Public Health Code, 1978 PA 368**, MCL 333.20101 to 333.22260.
2. A home for the aged licensed under Article 17 of the **Public Health Code, 1978 PA 368**, MCL 333.20101 to 333.22260.
3. A hospital licensed under Article 17 of the **Public Health Code, 1978 PA 368**, MCL 333.20101 to 333.22260.
4. A hospital for the mentally ill or a facility for the developmentally disabled operated by the department of community health under the **Mental Health Code, 1974 PA 258**, MCL 330.1001 to 330.2106.
5. A county infirmary operated by a county department of social services or family independence agency under Section 55 of the **Social Welfare Act, 1939 PA 280**, MCL 400.55.
6. A child-caring institution, children's camp, foster family home, or foster family group home licensed or approved under **1973 PA 116**, MCL 722.111 to 722.128, if the number of residents who become 18 years of age while residing in the institution, camp, or home does not exceed the following:
 - a. Two (2), if the total number of residents is ten (10) or fewer.
 - b. Three (3), if the total number of residents is not less than eleven (11) and not more than fourteen (14).
 - c. Four (4), if the total number of residents is not less than fifteen (15) and not more than twenty (20).
 - d. Five (5), if the total number of residents is twenty-one (21) or more.
7. A foster family home licensed or approved under **1973 PA 116**, MCL 722.111 to 722.128, that has a person who is eighteen (18) years of age or older placed in the foster family home under Section 5(7) of **1973 PA 116**, MCL 722.115.
8. An establishment commonly described as an alcohol or a substance abuse rehabilitation center, a residential facility for persons released from or assigned to adult correctional institutions, a maternity home, or a hotel or rooming house that does not provide or offer to provide foster care.
9. A facility created by the **Michigan Veterans Facility Act, 1885 PA 152**, MCL 36.1 to 36.12.
10. An area excluded from the definition of adult foster care facility under Section 17(3) of the **Continuing Care Community Disclosure Act, 2014 PA 448**, MCL 554.917.

Reno Township Zoning Ordinance

- 11. A private residence with the capacity to receive at least one (1) but not more than four (4) adults who all receive benefits from a community mental health services program if the local community mental health services program monitors the services being delivered in the residential setting.

AGGRIEVED PERSON. To be aggrieved, a person must meet the following three (3) criteria:

- A. The appellant must have participated in the challenged proceedings by taking a position on the contested decision, such as through a letter or oral public comment.
- B. The appellant must claim some legally protected interest or protected personal, pecuniary (financial), or property right that is likely to be affected by the challenged decision.
- C. The appellant must provide some evidence of special damages arising from the challenged decision in the form of an actual or likely injury to or burden on their asserted interest or right that is different in kind or more significant in degree than the effects on others in the local community.

AGRICULTURE. The tilling of the soil, raising of crops, farm animals, livestock, horticulture, gardening, beekeeping, and aquaculture for the purposes of a **FARM**.

AGRICULTURAL TOURISM BUSINESS. Farms which engage in agriculturally-related tourism operations including:

- A. Bakeries selling goods grown primarily on-site.
- B. Educational tours, classes, lectures, and seminars.
- C. Family-oriented animated barns (haunted houses).
- D. Farm stays.
- E. Gift shops for agriculturally-related products and crafts.
- F. Historical agricultural exhibits.
- G. Organized meeting space (weddings, birthdays, corporate picnics) – falls under the definition of **COMMERCIAL EVENT FACILITY**.
- H. Petting farms, animal displays, and pony rides.
- I. Picnic areas (including rest rooms).
- J. Playgrounds, wagon/sleigh rides, nature trails.
- K. Restaurants related to the agricultural use of the site.
- L. Seasonal outdoor mazes of agricultural origin.
- M. Small-scale entertainment (concert, car show, art fair).
- N. Other agricultural tourism activities which the Planning Commission may designate.

AIRPORT. An airport licensed by the **Michigan Department of Transportation** under the Aeronautics Code of the State of Michigan, **1945 PA 327**, MCL259.86.

ALTERATION. Any change, addition, or modification in construction, occupancy, or use.

ANIMAL HOSPITAL/ANIMAL CLINIC/VETERINARY CLINIC. A self-enclosed building wherein animals including domestic household pets and farm animals are given medical or surgical treatment and used as

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

a boarding place for such animals limited to short-term boarding incidental to medical treatment. Such facilities include only those under the direction of a licensed veterinarian registered in the State of Michigan. Such facilities shall be constructed in such a manner that noise and odor are not discernible beyond the property upon which it is located.

ANIMAL SHELTER. A building supported by a governmental unit or agency or by a nonprofit corporation where domestic pets or other animals are kept because of requirements of public health officials, loss by owner, neglect, or violation of public law or ordinance.

APARTMENT HOUSE. See **DWELLING, MULTIPLE-FAMILY.**

APPLICANT. Any person that applies for a permit.

ARCHITECTURAL PROJECTION. Any projection that is not intended for occupancy and that extends beyond the face of an exterior wall of a building, but that does not include signs as defined herein. See also **AWNING** and **CANOPY, ATTACHED AND FREESTANDING.**

ASSISTED LIVING HOME. A structure providing housing and limited services such as nursing, recreation, and meals to individuals who are partially able to provide services to themselves.

ATTACHED. Fastened to a principal building in a substantial manner by walls, a breezeway, and/or a roof.

AUTOMOTIVE REPAIR GARAGE, MAJOR. An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment including paint, body and fender, and major engine and engine part overhaul, which is conducted within a completely enclosed building.

AUTOMOTIVE REPAIR GARAGE, MINOR. An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune-ups, and transmission work, which is conducted within a completely enclosed building.

AVERAGE. For the purpose of this Ordinance, the term "average" shall be an arithmetic mean.

AWNING. An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable, including such structures that are internally illuminated by fluorescent or other light sources.

B

BASEMENT. That portion of a building which is partly or wholly below grade but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

BATTERY ENERGY STORAGE SYSTEM. One (1) or more devices, assembled together, capable of storing energy produced by solar energy facilities and/or wind energy facilities in order to supply electrical energy at a future time, not to include a standard car battery or an electric motor vehicle.

BED AND BREAKFAST FACILITY/TOURIST HOME. Any family-occupied dwelling used or designed in such a manner that certain rooms in excess of those used by the family are rented to the transient public for compensation each for a term of thirty (30) consecutive days or less.

BERM. An earthen mound used for the purpose of landscaping, screening, or enclosure, compacted and finished with adequate topsoil to support grass or other landscape materials in a neat and well-maintained condition.

BIOFUEL PRODUCTION FACILITIES (ON FARMS).

- A. **BIOFUEL.** Any renewable fuel product, whether solid, liquid, or gas, that is derived from recently living organisms or their metabolic by-products and meets applicable quality standards, including, but not limited to, ethanol and biodiesel. Biofuel does not include methane or any other fuel product from an anaerobic digester.
- B. **ETHANOL.** A substance that meets the ASTM international standard in effect on the effective date of this Section as the D-4806 specification for denatured fuel grade ethanol for blending with gasoline.
- C. **FARM.** The land, plants, animals, buildings, structures, including ponds used for agriculture or aquicultural activities, machinery, equipment, and other appurtenances used in the commercial production of farm products.
- D. **PROOF GALLON.** That term as defined in 27 CFR 19.907. A gallon of liquid at sixty (60) degrees Fahrenheit which contains fifty (50) percent by volume of ethyl alcohol having a specific gravity of 0.7939 at sixty (60) degrees Fahrenheit referred to water at sixty (60) degrees Fahrenheit as unity, or the alcoholic equivalent thereof.

BOARD. The Reno Township Board of Trustees.

BOARDING HOUSE. A dwelling containing a single dwelling unit and not more than ten (10) sleeping units, where lodging is provided with or without meals, for compensation for more than thirty (30) consecutive days.

BREEZEWAY. Any covered passageway with open sides between two (2) buildings.

BREW PUB. A facility where beer is produced, stored, and sold for consumption on or off the premises that meets the requirements of the [Michigan Liquor Control Commission](#).

BUFFER. Open space, landscaped areas, fences, walls, berms, or any combination thereof to physically

Reno Township Zoning Ordinance

separate or screen one (1) use or property from another so as to visually shield or block noise, lights, or other nuisances.

BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING CODE. The current Building Code used by Iosco County.

BUILDING ELEVATION. The entire side of a building, from ground level to the roofline, as viewed perpendicular to the walls on that side of the building.

BUILDING ENVELOPE. The space remaining on a lot or lots after the minimum setback and open space requirements have been complied with.

BUILDING HEIGHT. The vertical distance above the average natural grade measured to the highest point of the building. The height of a stepped or terraced building shall be the maximum height of any segment of the building.

BUILDING, PRINCIPAL. A building in which the principal use of the site is conducted.

BUILDING, TEMPORARY. A building used temporarily for the storage of construction materials and equipment incidental and necessary to on-site permitted construction of utilities or other community facilities, or used temporarily in conjunction with the sale of property within a subdivision under construction, or used as a temporary dwelling during construction of a permanent dwelling.

BUSINESS. Any activity or enterprise entered into for profit. A business includes all for-profit enterprises that provide goods or services to customers and may range from formally organized companies to street peddlers.

BUSINESS SERVICES. An establishment that provides services to support a business.

C

CABIN COURT/CABIN COMPLEX. Grouping of multiple cabins/cottages on a site and used for purposes of renting or leasing to transient clientele.

CAMPER. See [RECREATIONAL VEHICLE \(RV\)](#).

CAMPGROUND/RV PARK. Any lot under the control of any person wherein sites are offered for the use of the public or members of an organization, either free of charge or for a fee, for the establishment of temporary living quarters for recreational units (including tents, recreational vehicles, yurts, or other recreational structures).

CANOE/BOAT/KAYAK LIVERY. A place where boats and/or canoes are stored, rented, sold, repaired, docked, and serviced. Includes the term “boat yard.”

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

CANOPY. A roofed structure constructed of fabric or other material supported by the building or by support extending to the ground directly under the canopy placed so as to extend outward from the building providing a protective shield for doors, windows, and other openings.

CANOPY (ATTACHED). A multisided overhead structure or architectural projection supported by attachments to a building on one (1) or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light.

CANOPY (FREE-STANDING). A multisided overhead structure supported by columns but not enclosed by walls. The surface(s) and/or soffit of a free-standing canopy may be illuminated by means of internal or external sources of light.

CAR WASH. A building, or portions thereof, for the purpose of washing motor vehicles.

CATEGORY 4 SITE. A lot which is classified by the [Michigan Department of Agriculture and Rural Development \(MDARD\)](#) as “Category 4” according to the most current Generally Accepted Agriculture Management Practices (GAAMPS). Category 4 sites are sites which are primarily residential and considered, by MDARD, as not acceptable for new or expanding livestock facilities unless allowed by this Ordinance. Category 4 sites are those which have more than thirteen (13) non-farm residences within one-eighth (1/8) mile of the site or those which have any non-farm residence within two hundred fifty (250) feet of the livestock facility (enclosed fencing). The definition of Category 4 site currently used by MDARD supersedes this definition if a difference in definition exists.

CEMETERY. Property including mausoleums and/or columbariums used or intended to be used for the perpetual interment of deceased human beings.

CHILD CARE FACILITY. A facility for the care of children (persons under eighteen (18) years of age), as licensed and regulated by the State under [1973 PA 116, as amended \(Child Care Organizations Act\)](#), being MCL §§ 722.111 - 722.128), and the associated rules promulgated by the [State Department of Health and Human Services](#). Such organizations shall be further defined as follows:

- A. **CHILD CARE HOME, FAMILY.** A state-licensed, owner-occupied private home in which one (1) but fewer than seven (7) minor children are received for care and supervision for periods less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Care is given for more than four (4) weeks during a calendar year. A family child care home does not include an individual providing babysitting services for another individual. “Providing babysitting services” means caring for a child on behalf of the child’s parent or guardian if the annual compensation for providing those services does not equal or exceed \$600.00 or an amount that would according to the Internal Revenue Code of 1986 obligate the child’s parent or guardian to provide a form 1099 to the individual for compensation paid during the calendar year for those services. Family Child Care Home includes a private home with increased capacity. “Increased capacity” means one (1) additional child added to the total number of minor

children received for care and supervision in a family child care home. The definition of Family Child Care Home in [1973 PA 116](#), as amended, supersedes this definition if a difference in definition exists.

- B. **CHILD CARE HOME, GROUP.** A state-licensed, owner-occupied private home in which more than six (6) but not more than (12) minor children are given care and supervision for periods less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Care is given for more than four (4) weeks during a calendar year. Group child care home includes a private home with increased capacity. "Increased capacity" means two (2) additional children added to the total number of minor children received for care and supervision in a group child care home. The definition of Group Child Care Home in [1973 PA 116](#), as amended, supersedes this definition if a difference in definition exists.
- C. **CHILD CARE CENTER.** A facility other than a private residence receiving one (1) or more preschool or school-age children for periods of less than twenty-four (24) hours a day and where parents or guardians are not immediately available to the child. Care is provided more than two (2) consecutive weeks, regardless of the number of hours of care per day. May also be referred to as a child care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center.
- D. **CHILD CARING INSTITUTION.** A child care facility that is organized for the purpose of receiving minor children for care, maintenance, and supervision, usually on a twenty-four (24) hour basis, in buildings maintained by the child-caring institution for that purpose, and operates throughout the year. An educational program may be provided, but the educational program shall not be the primary purpose of the facility. Child caring institution includes a maternity home for the care of unmarried mothers who are minors and an agency group home, which is described as a small child caring institution, owned, leased, or rented by a licensed agency providing care for more than four (4) but less than thirteen (13) minor children. Child caring institution also includes institutions for developmentally disabled or emotionally disturbed minor children. Child caring institution does not include a hospital, nursing home, or home for the aged licensed under Article 17 of the [Public Health Code, 1978 PA 368](#), MCL 333.20101 to 333.22260, a boarding school licensed under Section 1335 of the [Revised School Code, 1976 PA 451](#), MCL 380.1335, a hospital or facility operated by the State or licensed under the [Mental Health Code, 1974 PA 258](#), MCL 330.1001 to 330.2106, or an adult foster care family home or an adult foster care small group home licensed under the [Adult Foster Care Facility Licensing Act, 1979 PA 218](#), MCL 400.701 to 400.737, in which a child has been placed under Section 5(6).

CLINIC. A building or a portion of a building or group of buildings where human patients are admitted for examination and treatment by one (1) or more professionals, such as a physician, dentist, or the like, except that human patients are not lodged therein overnight.

COMMERCIAL EVENT FACILITY. A location where commercial events are held including, but not limited to, weddings, parties, meetings, family reunions, and corporate events. The event locations can include, but not be limited to, tents, gazebos, barns, open areas, and residential structures as well as other structures specifically designed to host events. Also known as Convention Centers, Conference Centers, Banquet Halls, or Wedding Venues.

COMMERCIAL USE. The use of property in connection with the purchase, sale, barter, display, or exchange of goods, wares, merchandise, or personal services, and the maintenance or operation of offices.

CONDITIONAL REZONING. A rezoning that is conditioned by a specific use and approved conditions voluntarily proposed by the applicant.

CONCENTRATED ANIMAL FEEDING OPERATIONS (CAFO). A lot, parcel, or building or combination of contiguous lots, parcels, or buildings where agricultural animals have been, are, or will be stabled or confined and fed or maintained for a total of forty-five (45) days or more in any twelve (12) month period, where manure may accumulate, and where the concentration of animals is such that vegetative cover or post-harvest residues cannot be maintained within the enclosure during the normal growing season. Regulations pertaining to CAFO's are administered by the [State of Michigan](#). Information on the permitting process is available on www.mi.gov/cafo.

CONDOMINIUMS.

- A. **CONDOMINIUM ACT. 1978 PA 59**, as amended.
- B. **CONDOMINIUM DEVELOPMENT.** A development that is created under the [Condominium Act](#).
- C. **CONDOMINIUM DOCUMENTS.** The master deed, recorded pursuant to the [Condominium Act](#), and any other instrument referred to in the master deed or bylaws which affects the rights and obligations of a co-owner in the condominium.
- D. **CONDOMINIUM, SITE.** A condominium development containing residential, commercial, office, industrial, or other structures or improvements for uses permitted in the zoning district in which located, in which each co-owner owns exclusive rights to a volume of space within which a structure or structures may be constructed, herein defined as a condominium unit, as described in the master deed.
- E. **CONDOMINIUM UNIT.** The portion of a condominium project designed and intended for separate ownership and use, as described in the master deed regardless of whether it is intended for residential, office, industrial, business, recreational, use as a time share unit, or any other type of use.
- F. **GENERAL COMMON ELEMENT.** An area designated for use by all owners within condominium development.
- G. **LIMITED COMMON ELEMENTS.** A portion of the common elements reserved in the master deed for the exclusive use of less than all of the co-owners.
- H. **MASTER DEED.** The condominium document recording the condominium project to which are attached as exhibits and incorporated by reference the bylaws for the project and the condominium subdivision plan for the project, and all other information required by Section 8 of the [Condominium Act](#).

CONVENIENCE STORE. A retail store that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). Convenience grocery stores are designed to attract a large volume of stop-and-go traffic.

COTTAGE INDUSTRY. A Home Occupation which, due to the nature of the investment or operation, includes one (1) or more of the following aspects:

- A. Requires regular visits by clients or customers.
- B. Needs frequent delivery or shipment of goods.
- C. Conducts regular operations or stores materials outside of the residence.
- D. Employs two (2) or more individuals who reside off-premises.

CULTURAL AND FRATERNAL ORGANIZATIONS. A use or building owned or maintained by nonprofit associations for social, civic, or philanthropic purposes.

COUNTRY CLUB. A private social and recreation facility providing one (1) or more of the following activities: golf, riding, swimming, indoor and outdoor recreation, and clubhouse for members, their families, and invited guests.

COURT. A space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three (3) or more sides by walls of a building.

D

DECK. A structure used for outdoor living purposes that may or may not be attached to a building and which protrudes above ground level.

DENSITY. The number of dwelling units that are allowed on an area of land, which area of land shall be permitted to include dedicated streets contained within the development.

DRIVEWAY. A private access road, the use of which is limited to persons residing, employed, or otherwise using or visiting the lot on which it is located.

DWELLING, MULTIPLE-FAMILY. A building or portion thereof designed for occupancy by three (3) or more families living independently in which they may or may not share common entrances and/or other spaces. Individual dwelling units may be owned as condominiums or offered for rent.

DWELLING, SINGLE-FAMILY. A detached dwelling unit with kitchen and sleeping facilities, designed for occupancy by one (1) family.

DWELLING, TWO-FAMILY. A building designed or arranged to be occupied by two (2) families living independently, with the structure having only two (2) dwelling units. Also called a duplex.

DWELLING UNIT. A single unit providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. In no case shall a recreational vehicle, truck, bus, motor home, tent, or other such portable structure be considered a dwelling unit unless approved as a temporary dwelling unit.

E

EASEMENT. That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on, or above said lot or lots.

EMPLOYEE. A person usually below the executive level who is hired by another to perform a service for wages or salary and is under the other's control.

ERECTED. Includes built, constructed, reconstructed, extension, enlargement, moved upon, or any physical operation on the premises intended or required for a building or structure. Excavation, fill, drainage, and general land improvements which are not required for a building or structure, shall not be considered to fall within this definition.

ESSENTIAL SERVICES. The erection, construction, alteration, or maintenance, by public utilities or municipal department or commissions, of underground, surface, or overhead gas, electrical, steam, or water transmission or distribution systems, collection, communication supply, or disposal systems, including mains, drains, sewers, pipes, conduits, wires, cables, fire alarm boxes, traffic signals, hydrants, towers, poles, and other similar equipment, and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions or for the public health or general welfare, but not including buildings. Essential service buildings require site plan review. Wireless facilities, alternative tower structures, utility-scale solar panels, battery energy storage systems, and wind turbines are not included within this definition.

EXCAVATING. Any breaking of ground, except for common household gardening, ground care, and agriculture purposes.

EXTRACTIVE OPERATION. The removal, extraction, or mining of sand, gravel, or similar material for commercial gain.

F

FAMILY. A person or persons living in one (1) dwelling unit and related by blood, marriage, or legal adoption (and their domestic employees) and comprising a single-housekeeping unit or a collective number of individuals living together in a dwelling unit whose relationship is of a permanent and distinct domestic character and cooking as a single housekeeping unit. This definition shall not include a society, club, fraternity, sorority, association, lodge, combine, federation, group, coterie, or organization nor include a group of individuals whose association is temporary in character or nature.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

FARM, COMMERCIAL. The land, plants, animals, buildings, structures, ponds used for agricultural or aquacultural activities, machinery, equipment, and other appurtenances used in the commercial production of farm products.

FARM, HOBBY OR DOMESTIC. A lot used or intended to be used for agricultural purposes on properties other than Commercial Farms. Domestic/hobby farming includes keeping farm animals as pets and raising animals for educational experience. Dogs, cats, and other typical household pets are not regulated as a domestic/hobby farm.

FARM ANIMALS. See [LIVESTOCK](#).

FARM BUILDINGS. Any building or structure, other than a dwelling unit, built or placed upon land within a bona-fide farm and considered essential and standard to the carrying on of farm operations.

FARM MARKET. A year-round or seasonal location where transactions and marketing activities between farm market operators and customers take place. While the location must take place on property controlled by the affiliated farm, it does not have to be a physical structure such as a building. Fresh products as well as processed products may be sold at the farm market. At least fifty (50) percent of the products offered must be produced on and by the affiliated farm measured by retail floor space during peak production season, or fifty (50) percent of the average gross sales for up to the previous five (5) years or as outlined in a business plan. Processed products will be considered as produced on and by the farm if at least fifty (50) percent of the product’s primary or namesake ingredient was produced on and by the farm, such as apples used in apple pie, maple sap in maple syrup, strawberries in strawberry jam, etc. **FARM MARKET** includes the term Roadside Stand.

FARM PRODUCT. Those plants and animals useful to human beings produced by agriculture and includes, but is not limited to, forages and sod crops, grains and feed crops, field crops, dairy and dairy products, poultry and poultry products, cervidae, livestock, including breeding and grazing, equine, fish and other aquacultural products, bees and bee products, berries, herbs, fruits, vegetables, flowers, seeds, grasses, nursery stock, trees and tree products, mushrooms, and other similar products, or any other product which incorporates the use of food, feed, fiber, or fur, as determined by the [Michigan Commission of Agriculture and Rural Development](#).

FARM STAY. A hosted accommodation on a working farm or ranch with guests paying for the privilege of staying overnight. Farm stay facilities may allow guests to help with farming activities or operations. Also called Vacation Farm or Guest Ranch. Farm stay accommodations may be offered in a variety of formats including but not limited to guest rooms in the principal dwelling, guest rooms in accessory buildings, campsites where guests bring their own accommodations, or sites where permanent freestanding recreational structures are in place (cabins, yurts, permanent tents, and the like). Farm Stays are classified as an [AGRICULTURAL TOURISM BUSINESS](#).

FARMERS MARKET. Farmers' markets are common facilities or areas where several producers gather on a regular basis to sell various fresh meat, fruit, vegetables, and other food and craft products directly to

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

consumers.

FENCE. Any permanent or temporary means, partition, structure, or gate erected as a dividing structure or barrier and not part of a structure requiring a building permit. Walls used in this manner shall be considered a fence.

FENCE HEIGHT. The vertical distance from the lowest part of the fence structure to the highest part of the fence structure. When all or part of a fence is installed on wooden, concrete asphalt, earthen, or masonry walls, berms, paving, driveway, or fill materials that are used for the purpose of enclosure or as a base or support for an enclosure, the height of such items shall be included in the measurement of fence height when such items rise higher than the preexisting ground level (i.e., the level of the ground as it existed immediately before such items were deposited or erected).

FLOOR AREA, GROSS. The sum of the horizontal areas of floors of a building measured from the exterior face of exterior walls or, if appropriate, from the center line of dividing walls; this includes courts and decks or porches when covered by a roof.

FLOOR AREA, NET. The gross floor area exclusive of vents, shafts, courts, elevators, stairways, exterior walls, and similar facilities.

FOOD TRUCK. A readily movable structure from which food is sold that typically contains cooking facilities where the food is prepared. The structure is usually a wheeled vehicle that is motorized or towed.

FRONTAGE. The width of a lot abutting a public right-of-way measured at the front setback line.

FRONTAGE (BUILDING). The length of an exterior building wall or structure of a single premise oriented to the public way or other properties that it faces.

FRONTAGE (PROPERTY). The length of the lot line(s) of any single premise along either a public way or other properties on which it borders.

FUNERAL HOME. An establishment in which the dead are prepared for burial or cremation. The facility shall be permitted to include a chapel for the conduct of funeral services and spaces for funeral services and informal gatherings and/or display of funeral equipment. Also called a Mortuary.

G

GAS STATION. A building used for the retail sale of fuel (stored only in underground tanks and to be dispensed from fixed equipment), lubricants, air, water, and other commodities designed for motor vehicles, aircraft, and boats. Such an operation includes space and facilities for selling, installing, or adjusting tires, batteries, parts, and accessories within a building provided that such repair and installation are of a minor nature. May also include a convenience store.

GRADE (ADJACENT GROUND ELEVATION). The ground elevation measured for the purpose of regulating

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

the height of buildings. For purposes of this Ordinance, the elevation of the ground adjacent to the walls if the grade is level. In the case of lots with a sloping terrain, the grade shall be the average elevation at each face of the building.

GUEST HOUSE. See **ACCESSORY DWELLING UNIT.**

H

HABITABLE SPACE (ROOM). Space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas are not considered habitable space.

HAZARDOUS SUBSTANCES. Any substances or materials that, by reason of their toxic, caustic, corrosive, abrasive, or otherwise injurious properties, may be detrimental to the health of any person handling or otherwise coming into contact with such materials or substances.

HOME OCCUPATION. The partial use of a dwelling unit and/or accessory building for commercial or nonresidential uses by a resident thereof, which is subordinate and incidental to the use of the dwelling for residential purposes. Also see **COTTAGE INDUSTRY.**

HOMELESS SHELTER. See **RESIDENTIAL HUMAN CARE FACILITY.**

HOSPITAL. An institution designed for the diagnosis, treatment, and care of human illness or infirmity and providing health services, primarily for inpatients, including related facilities, laboratories, outpatient departments, training facilities, and staff offices.

HOTEL OR MOTEL. A commercial building occupied or used as a predominantly temporary abiding place by individuals or groups of individuals, with or without meals. One (1) or more of the following services may be offered: maid service, furnishing of linen, telephone, secretarial, or desk service, and bellboy service. A hotel or motel may include a restaurant or cocktail lounge, public banquet halls, ballrooms, or meeting rooms. Also known as motor courts. A short term rental, a bed and breakfast/tourist home, or a rooming or boarding house, however, shall not be considered a hotel or motel.

HOUSEHOLD PETS. Dogs, cats, rabbits, birds, etc., for family use only (noncommercial) with cages, pens, etc. which may commonly be housed within domestic living quarters.

I

IMPERVIOUS SURFACE. Any material which prevents, impedes, or slows infiltration or absorption of stormwater directly into the ground at the rate of absorption of vegetation-bearing soils, including building, asphalt, concrete, gravel, and other surfaces. For the purpose of calculating stormwater runoff, impervious surfaces shall include all roofs, slabs, pavements, gravel drives, and parking lots.

INDUSTRY. A use engaged in manufacturing, fabricating, and/or assembly activities.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

INDUSTRIAL OR RESEARCH PARK. A tract of land developed for the use of a family of industries and their related commercial uses and that is of sufficient size and physical improvement to protect surrounding areas and the general community and to ensure a harmonious integration into the neighborhood.

INN. A residential structure occupied by the owner(s) or resident manager with sleeping rooms available for rent by guests on a short-term basis and which offers meals to the public for compensation.

J

JUNK. All rubbish, refuse, and debris including, but not limited to, the following: nonputrescible solid waste, ashes, glass, cans, bottles, discarded or abandoned machinery, household appliances, industrial wastes, or discarded, inoperative, dismantled, or partially dismantled motorized vehicles or parts thereof. This shall not preclude home or farm composting for on-site use.

JUNK YARD. A place, structure, or lot where junk, waste, discarded, salvaged, or similar materials, including metals, wood, slush, timber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, disassembled, baled, exchanged, or handled. Junk yards include auto wrecking yards, salvage yards, scrap yards, used lumber yards, house wrecking yards, and places or yards for use of salvaged house wrecking and structural steel materials and equipment. Pawn shops and establishments which sell, purchase, or store used cars, salvaged machinery, used furniture, radios, appliances, or similar household goods and the processing of used, discarded, or salvaged materials as part of manufacturing operations are not considered junk yards.

K

KENNEL, COMMERCIAL. Any lot or premises on which more than four (4) dogs four which are (4) months of age or older are boarded or sold for a fee. Temporary boarding of dogs (i.e. “pet sitting”) free of charge is not considered a kennel.

KITCHEN. Any room or portion of a room within a building designed and intended to be used for the cooking or preparation of food.

L

LANDSCAPING. The finishing and adornment of unpaved yard areas. Materials and treatment generally include naturally growing elements such as grass, trees, shrubs, and flowers. This treatment shall be permitted also to include the use of logs, rocks, fountains, water features, and contouring of the earth.

LIVESTOCK. Those species of animals used for human food, fiber, and fur, or used for service to humans. Livestock includes, but is not limited to, cattle, sheep, camelids, goats, bison, privately owned cervids (ex: deer), ratites (ex: ostrich), swine, equine, poultry, and rabbits. For the purpose of this Ordinance, livestock does not include dogs and cats.

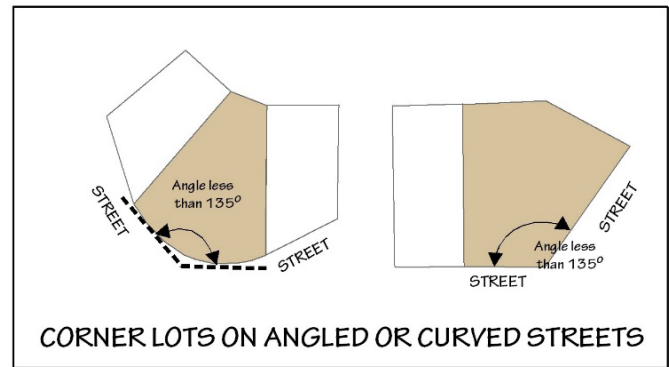
1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

LOADING SPACE. An off-street space on the same lot with a building or group of buildings for temporary parking of a commercial vehicle while loading or unloading merchandise or materials. Off-street loading space is not to be included as an off-street parking space in the computation of required off-street parking.

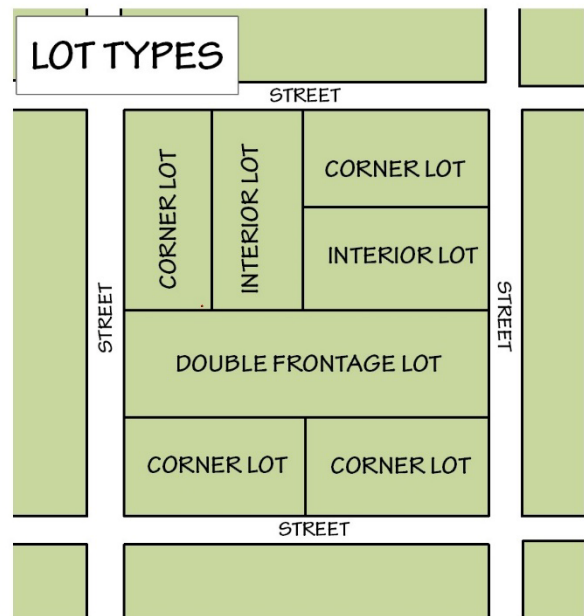
LOT. A single parcel of land occupied or to be occupied by a use or building and its accessory buildings. The word "lot" shall include a condominium unit within a site condominium. If more than one (1) lot is used together for a single purpose, those lots shall be considered one (1) zoning lot for zoning purposes.

LOT AREA. The total horizontal area within the lot lines of the lot.

LOT, CORNER. A lot where the interior angle of two (2) adjacent sides of the intersection of two (2) roads is less than one hundred thirty-five (135) degrees. A lot abutting upon a curved road or roads shall be considered a corner lot if, at the two (2) points where the lot lines meet, the curve or the straight road line extended form an interior angle of less than one hundred thirty-five (135) degrees.



LOT, DOUBLE FRONTAGE. A lot other than a corner lot having frontage on two (2) more or less parallel roads. In the case of a row of double frontage lots, one (1) road will be designated as the front road of all lots in the plat and in the request for a zoning permit. If there are existing buildings in the same block fronting on one (1) or both of the roads, the required minimum front setback shall be observed on those roads where buildings presently front.



LOT, INTERIOR. An interior lot is a lot other than a corner lot with only one (1) lot line fronting on a road.

LOT OF RECORD. A parcel of land, the dimensions of which are shown on a document or map on file with the Iosco County, and which actually exists as so shown, or any part of such parcel held in record ownership separate from that of the remainder thereof.

LOT LINES. The property lines bounding the lot:

- A. **FRONT LOT LINE.** In the case of an interior lot abutting upon a road, the front lot line shall mean the line separating such lot from such road right-of-way. In the case of a corner lot, the front lot line shall be that line separating said lot from the road on the side of the lot on which an address has been assigned.
- B. **REAR LOT LINE.** The lot line being opposite the front lot line. In the case of a lot irregularly shaped at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten (10) feet long lying farthest from the front lot line and wholly within the lot.
- C. **SIDE LOT LINE.** Any lot line which is not a front lot line nor a rear lot line. A side lot line separating a lot from a road is a roadside lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

LOT, WATERFRONT. A lot having frontage directly upon a lake, river, or stream. In this case, the waterfront lot line is NOT considered the front lot line.

LOT WIDTH. The horizontal distance between the side lot lines, measured at the two (2) points where the front setback line intersects the side lot lines.

M

MANSARD. An inclined decorative roof-like projection that is attached to an exterior building facade.

MANUFACTURED HOME. A structure, transportable in one (1) or more sections, which is built on a chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. This definition does not include a recreational vehicle. A manufactured home is constructed according to the [National Mobile Home Construction and Safety Standards Act of 1974](#), as amended. Also called a mobile home.

MANUFACTURED HOUSING COMMUNITY. A lot or tract of land under the control of a person upon which three (3) or more manufactured homes are located on a continual, non-recreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, road, equipment, or facility used or intended for use incident to the occupancy of a manufactured home.

MASTER PLAN. A comprehensive plan including graphic and written proposals indicating the general location for roads, parks, schools, public buildings, and all physical development of the Township and includes any unit or part of such plan and any amendment to such plan or parts thereof.

MANUFACTURING, HEAVY. The production, processing, cleaning, testing, and distribution of materials, goods, foodstuffs, and products. Heavy Manufacturing are those facilities in which the modes of operation of the facility do have external effects and may directly affect nearby development. External effects shall

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

include but are not limited to air contaminants, blown material, odor, noise, glare, gasses, electrical disturbance, heat, and vibration.

MANUFACTURING, LIGHT. The production, processing, cleaning, testing, and distribution of materials, goods, foodstuffs, and products. Light Manufacturing are those facilities in which the modes of operation of the facility have no external effects and do not directly affect nearby development. External effects shall include but are not limited to air contaminants, blown material, odor, noise, glare, gasses, electrical disturbance, heat, and vibration.

MARQUEE. See **CANOPY (ATTACHED)**.

MEDICAL MARIJUANA. For purposes of this Section, the words and phrases as contained herein shall have the meanings as set forth in **MCL 333.26423** and the regulations adopted by the State of Michigan, Department of Licensing and Regulatory Affairs, or any successor agency pursuant to authority conferred by Section 5 of **Initiated Law 1 of 2008**. For the purposes of this Ordinance, the terms "marijuana" and "marihuana" as used here, in the State Act, and elsewhere, shall be synonymous.

- A. **ENCLOSED, LOCKED FACILITY.** That term as defined in Section 3 of **Initiated Law 1 of 2008, as amended (Michigan Medical Marijuana Act, being MCL 333.26423)**.
- B. **MARIJUANA ESTABLISHMENT.** An enterprise at a specific location at which a licensee is licensed to operate under **Initiated Law 1 of 2018, Medical Regulation and Taxation of Marijuana Act, MCL 333.27951 et seq.**; including a marijuana grower, marijuana microbusiness, marijuana processor, marijuana retailer, marijuana secure transporter, or marijuana safety compliance facility.
- C. **MARIJUANA FACILITY.** An enterprise at a specific location at which a licensee is licensed to operate under **2016 PA 281, Medical Marijuana Facilities Licensing Act, MCL 333.27101 et seq.**; including a marijuana grower, marijuana processor, marijuana provisioning center, marijuana secure transporter, or marijuana safety compliance facility. The term does not include or apply to a "primary caregiver" or "caregiver" as that term is defined in the **Michigan Medical Marijuana Act, MCL 333.26421 et seq.**
- D. **MEDICAL MARIJUANA.** That term as defined in the **Public Health Code, MCL 333.1101 et seq.**, the **Michigan Medical Marijuana Act, MCL 333.26421 et seq.**; the **Medical Marijuana Facilities Licensing Act, MCL 333.27101 et seq.**; and the **Marijuana Tracking Act, MCL 333.27901 et seq.**
- E. **PRIMARY CAREGIVER.** That term defined in Section 3 of **Initiated Law 1 of 2008, as amended (Michigan Medical Marijuana Act, being MCL 333.26423)** who is at least 21 years old and who has been registered by **State Department of Licensing and Regulatory Affairs** or any successor agency to assist with a Qualifying Patients' use of medical marijuana.
- F. **QUALIFYING PATIENT.** That term defined in Section 3 of **Initiated Law 1 of 2008, as amended (Michigan Medical Marijuana Act, being MCL 333.26423)** who has been diagnosed by a physician as having a debilitating medical condition as provided by the Michigan Medical Marijuana Act and who has obtained a duly issued registry identification card from the **State Department of Licensing and**

Regulatory Affairs or any successor agency.

MINI-STORAGE. Groups of buildings that contain individual compartmentalized and controlled access stalls or lockers (sometimes in varying sizes) for dead storage of customer’s goods or wares.

MIXED USE DEVELOPMENT. More than one (1) type of development on a single lot (for example: residential and commercial on one (1) lot).

N

NONCONFORMING LOT. A lot of record that legally existed on or before the effective date of this Ordinance, or any amendments thereto, that does not meet dimensional requirements of this Ordinance or amendment.

NONCONFORMING SIGN. A sign or sign structure or portion thereof lawfully existing at the time this Ordinance became effective, which does not now conform to this Ordinance.

NONCONFORMING STRUCTURE. A building or structure lawfully in existence on the effective date of this Ordinance, or any amendments thereto, that does not conform to regulations of the zoning district in which such building or structure is located.

NONCONFORMING USE. A use that lawfully occupied a building or land at the time this Ordinance or amendment to this Ordinance became effective, which has been lawfully continued and which does not now conform with the use regulations of the zoning district where located.

NON-PARTICIPATING LOT(S). One (1) or more lots for which there is not a signed lease or easement for development of a solar energy facility, wind energy facility, battery energy storage system, or wireless communications facility associated with the applicant project.

NUISANCE. An offensive, annoying, unpleasant, or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion of any physical characteristics of activity or use across a lot line which can be perceived by or affects a human being of reasonable sensibility, or the generation of an excessive or concentrated movement of people or things including but not limited to: (A) noise, (B) dust, (C) smoke, (D) odor, (E) glare, (F) fumes, (G) flashes, (H) vibration, (I) shock waves, (J) heat, (K) electronic or atomic radiation, (L) objectionable effluent, (M) noise of congregation of people, particularly at night, (N) passenger traffic, (O) invasion of non-abutting road frontage by traffic, (P) a burned out structure, or (Q) a condemned structure.

NURSING HOME OR CONVALESCENT HOME. A government-operated or private residential facility, licensed under state law, for the care of children, the aged, infirm, or ill, where continuous nursing care and supervision is provided.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

O

OPEN SPACE. Land areas that are not occupied by buildings, structures, parking areas, roads, or alleys. Open space shall be permitted to be devoted to landscaping, preservation of natural features, patios, and recreational areas and facilities.

OUTDOOR SALES/RENTAL. Sales and rental of products generally occurring outside of an enclosed building including, but not limited to the following: bicycle, motor vehicle, boat, aircraft, home equipment sales, repair or rental services, manufactured homes, farm implements, recreation vehicles, gardening equipment, outdoor furniture, and similar items.

ORDINARY HIGH WATER MARK. Defined as in [Part 301 of the Natural Resources and Environmental Protection Act 1994 PA 451](#), to mean the line between upland and bottomland which persists through successive changes in water levels, below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil itself, the configuration of the soil and the vegetation. On an inland lake which has had a level established by law, it means the high established level.

P

PARAPET. The extension of a building facade above the line of the structural roof.

PARCEL. See *LOT*.

PARK. A public or private area of land, with or without buildings, intended for outdoor active or passive recreational uses.

PARKING LOT. An open area, other than a road, used for the parking of vehicles.

PARKING SPACE, VEHICLE. A space within a building or private or public parking lot, exclusive of driveways, ramps, columns, office and work areas, for the parking of a vehicle.

PARTICIPATING LOT(S). One (1) or more lots under a signed lease or easement for development of a solar energy facility, wind energy facility, battery energy storage system, or wireless communications facility associated with the applicant project.

PATIO. A paved open space, used for outdoor living purposes and constructed of any materials providing a hard, durable surface, placed directly on the ground.

PERFORMANCE GUARANTEE. A cash deposit, certified check, irrevocable bank letter of credit, or a performance or surety bond approved by the Township.

PERMITTED USE. A use-by-right which is specifically authorized in a particular zoning district.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

PERSON. A natural person, heirs, executors, administrators, or assigns, and includes a firm, partnership, or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

PLACE OF WORSHIP. A building wherein people regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such principal purpose.

PLANNING COMMISSION. The body appointed by the Township Board under the provisions of the [Michigan Planning Enabling Act, 2008 PA 33](#), as amended, MCL 125.3801 et. seq. Refers to the Reno Township Planning Commission.

PLANNED UNIT DEVELOPMENT (PUD). A residential or commercial development guided by a total design plan in which one (1) or more of the zoning or subdivision regulations, other than use regulations, shall be permitted to be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with general guidelines.

PLOT PLAN. A plot of a lot, drawn to scale, showing the actual measurements, the size, and location of any existing buildings or buildings to be erected, the location of the lot in relation to abutting roads, and other such information as required in [Section 502](#). A plot plan shall be required for applications which do not require a site plan.

POOLS (SWIMMING), HOT TUBS AND SPAS.

- A. **ABOVE-GROUND/ON-GROUND POOL.** See [PRIVATE SWIMMING POOL](#).
- B. **HOT TUB.** See [PRIVATE SWIMMING POOL](#).
- C. **IN-GROUND POOL.** See [PRIVATE SWIMMING POOL](#).
- D. **PRIVATE SWIMMING POOL.** Any structure that contains water over twenty-four (24) inches in depth and which is used, or intended to be used, for swimming or recreational bathing and which is available only to the family and guests of the householder. This includes in-ground, above-ground, and on-ground swimming pools, hot tubs, and spas.
- E. **SPA.** See [PRIVATE SWIMMING POOL](#).

PUBLIC IMPROVEMENT. Any drainage ditch, storm sewer or drainage facility, sanitary sewer, water main, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-road parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or for which the local government responsibility is established.

PUBLIC SERVICES. Uses operated by a unit of government to serve public needs, such as police (with or without jail), fire service, ambulance, judicial court, or government offices, but not including public utility stations or maintenance facilities.

PUBLIC UTILITY. Any person, firm or corporation, municipal department, board, or commission duly authorized to furnish and furnishing under federal, state, or municipal regulations to the public: gas, steam, electricity, sewage disposal, communications, transportation, or water.

PUBLIC UTILITY FACILITY. A structure or facility used by a public or quasi-public utility agency to store, distribute, or generate electricity, gas, and related equipment, or to pump or chemically treat water. This does not include storage or treatment of sewage, solid waste, or hazardous waste. Does not include wireless communications, battery energy storage, wind energy, or solar energy.

PUBLIC WAY. Any road, alley, or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated, or otherwise permanently appropriated to the public for public use.

Q

QUASI-PUBLIC. Essentially a public use, although under private ownership or control.

QUORUM. A majority of the authorized members of a board or commission.

R

RECREATION, INDOOR COMMERCIAL. An establishment providing completely enclosed recreation activities. Accessory uses shall be permitted to include the preparation and serving of food and/or the sale of equipment related to the enclosed uses. This definition includes but is not limited to bowling, roller skating or ice skating, billiards, pool, and related amusements.

RECREATION, OUTDOOR COMMERCIAL. An area free of buildings except for restrooms, dressing rooms, equipment storage, maintenance buildings, open-air pavilions, and similar structures used primarily for recreational activities. This definition includes but is not limited to go-karts, miniature golf, amusement parks, and related outdoor amusements.

RECREATION VEHICLE (RV). A vehicle designed to be used primarily for recreational purposes, including temporary sleeping quarters and/or cooking facilities. A recreational vehicle may be a motorized, self-propelled vehicle or a unit designed to be attached to a vehicle and used for such purposes, including self-propelled motor homes, truck-mounted campers, fifth-wheel trailers, travel trailers, and pop-up or folding campers. This term does not include manufactured or mobile homes.

RECYCLING FACILITY. Any location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled, or handled, for the primary purpose of recovering materials or energy from the waste stream, including, but not limited to, scrap metals, paper, rags, tires and bottles, and other such materials.

REGISTERED DESIGN PROFESSIONAL. An architect or engineer registered or licensed to practice

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

professional architecture or engineering as defined by statutory requirements of the professional registration laws of the State of Michigan.

REHABILITATION INSTITUTION (HALFWAY HOUSE). An establishment whose primary purpose is the rehabilitation of persons. Such services include drug and alcohol rehabilitation, assistance to emotionally and mentally disturbed persons, and halfway houses for prison parolees and juveniles.

RENO TOWNSHIP BOARD. The political entity of Reno Township.

RENOVATION. Interior or exterior remodeling of a structure, other than ordinary repair.

RESIDENTIAL HUMAN CARE FACILITY. A facility (not within a private residence) providing any of the following:

- A. Emergency shelter and services for battered individuals and their children in a residential structure.
- B. Shelter and services for individuals receiving care, counseling, crisis support, and similar activities including court-directed services.
- C. Emergency shelter for individuals who are homeless.
- D. Services, programs, and shelter for residents who are undergoing alcohol or substance abuse rehabilitation.

RESORT. A lot which contains cabins and/or rooms with or without kitchen facilities, used primarily for vacation and/or recreational activity (such as golf, skiing, boating, swimming, hunting, fishing, and related or similar uses), and which may or may not contain a small commercial grocery, sporting goods, gasoline service outlet, and/or food service facility which is open to guests and/or the public.

RESTAURANT. An establishment that sells prepared food for consumption. Restaurants shall be classified as follows:

- A. **RESTAURANT, FAST FOOD.** An establishment that sells food already prepared for consumption, packaged in paper or similar materials, and may include drive-in or drive-up facilities for ordering.
- B. **RESTAURANT, GENERAL.** An establishment that sells food for consumption on or off the premises.
- C. **RESTAURANT, TAKE-OUT.** An establishment that sells food only for consumption off the premises.

RIGHT-OF-WAY. A road, alley, or other roadway or easement permanently established for passage of persons or vehicles.

ROAD, PUBLIC. Any road or portion of road which has been dedicated to and accepted for maintenance by a public agency. Also called a street.

ROAD, PRIVATE. A right-of-way or easement in private ownership, not dedicated or maintained as a public road, which affords the principal means of access to two (2) or more sites.

ROADSIDE STAND. See **FARM MARKET.**

ROOF LINE. The top edge of a peaked roof or, in the case of an extended facade or parapet, the uppermost point of said facade or parapet.

ROOMING HOUSE. See **BOARDING HOUSE.**

S

SALVAGE YARD. See **JUNK YARD.**

SCRAP YARD. See **JUNK YARD.**

SCHOOL, COMMERCIAL. A school establishment to provide for the teaching of industrial, clerical, managerial, or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (e.g., beauty school or modeling school).

SEASONAL USE SALES. Sales establishments which exist on a temporary basis based on seasonal events such as Christmas tree sales and seasonal produce.

SETBACK. The minimum required horizontal distance from an applicable lot line within which no building or structure can be placed, except as otherwise provided in this Ordinance. Setbacks are measured from the eave of the building.

SETBACK, FRONT. The required setback measured from the front lot line or applicable easement line.

SETBACK, REAR. The required setback measured from the rear lot line or applicable easement line.

SETBACK, SIDE. The required setback measured from a side lot line or applicable easement line.

SEXUALLY ORIENTED BUSINESS. A business or commercial enterprise engaging in any of the following: adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, and similar establishments.

- A. **ADULT ARCADE.** Any place to which the public is permitted or invited wherein coin-operated or slug-operated electronically or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five (5) or fewer persons per machine at any one time and where the images so displayed are distinguished or characterized by depicting or describing of Specified Sexual Activities or Specified Anatomical Areas.

Reno Township Zoning Ordinance

B. **ADULT BOOKSTORE OR ADULT VIDEO STORE.** A commercial establishment that, as one of its principal business purposes, offers for sale or rental for any form of consideration one or more of the following:

1. Books, magazines, periodicals, or other printed matter or photographs, films, motion picture, video cassettes or video reproductions, slides, or other visual representations or media which depict or describe Specified Sexual Activities or Specified Anatomical Areas; or
2. Instruments, devices, or paraphernalia that are designed for use in connection with Specified Sexual Activities.

A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing Specified Sexual Activities or Specified Anatomical Areas and still be categorized as an Adult Bookstore or Adult Video Store. The sale of such material shall be deemed to constitute a principal business purpose of an establishment if it occupies twenty-five (25%) percent or more of the floor area or visible inventory within the establishment.

C. **ADULT CABARET.** A nightclub, bar, restaurant, or similar commercial establishment that regularly features any of the following:

1. Persons who appear in a state of nudity;
2. Live performances that are characterized by the exposure of Specified Anatomical Areas or by Specified Sexual Activities;
3. Films, motion pictures, video cassettes, slides, other photographic reproductions, or visual media that are characterized by the depiction or description of Specified Sexual Activities or Specified Anatomical Areas; or
4. Persons who engage in lewd, lascivious, or erotic dancing or performances that are intended for the sexual interests or titillation of an audience or customers.

D. **ADULT MOTEL.** A hotel, motel or similar commercial establishment that:

1. Offers accommodation to the public for any form of consideration and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, other photographic reproductions, or visual media that are characterized by the depiction or description of Specified Sexual Activities or Specified Anatomical Areas and has a sign visible from the public right of way that advertises the availability of any of the above;
2. Offers a sleeping room for rent for a period of time that is less than twelve (12) hours; or
3. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than twelve (12) hours.

- E. **ADULT MOTION PICTURE THEATER.** A commercial establishment which for any form of consideration, regularly and primarily shows films, motion pictures, video cassettes, slides, or other photographic reproductions or visual media that are characterized by depiction or description of Specified Sexual Activities or Specified Anatomical Areas.
- F. **ADULT THEATER.** A theater, concert hall, auditorium, or similar commercial establishment that regularly features a person or persons who appear in a state of nudity or live performances that are characterized by exposure of Specified Anatomical Areas or by Specified Sexual Activities.
- G. **ESCORT AGENCY.** Any business, agency, or person who, for a fee, commission, hire, reward, or profit, furnishes or offers to furnish names of persons, or who introduces, furnishes, or arranges for persons, who may accompany other persons to or about social affairs, entertainments, or places of amusement, or who may consort with others about any place of public resort or within any private quarters.
- H. **HUMAN.** Besides the customary meaning, the term “human” shall also include non-living anthropomorphic devices (resembling human), both physical and digital.
- I. **NUDE MODEL STUDIO.** Any place where a person who displays Specified Anatomical Areas is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration, but does not include an educational institution funded, chartered, or recognized by the State of Michigan.
- J. **NUDITY OR A STATE OF NUDITY.** Knowingly or intentionally displaying in a public place, or for payment or promise of payment by any person including, but not limited to payment of an admission fee, any individual's genitals or anus with less than a fully opaque covering, or a female individual's breast with less than a fully opaque covering of the nipple and areola. Public nudity does not include a woman's breastfeeding of a baby whether or not the nipple or areola is exposed during or incidental to the feeding.
- K. **SPECIFIED ANATOMICAL AREAS.** Means and includes any of the following:
 - 1. Less than completely and opaquely covered.
 - a. Human genitals.
 - b. Pubic region.
 - c. Buttocks.
 - d. Female breast below a point immediately above the top of the areola.
 - 2. Human male genitals in a discernible turgid state even if completely or opaquely covered.
- L. **SPECIFIED SEXUAL ACTIVITIES.** Means and includes any of the following:

Reno Township Zoning Ordinance

1. Human genitals in a state of sexual arousal;
2. Acts of or simulated acts of human masturbation, sexual intercourse, sodomy, bestiality, fellatio, or cunnilingus; or
3. Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breast.
4. Excretory functions as part of or in connection with any of the activities set forth in 1-3 above.

SHIPPING CONTAINER. A container fabricated for the purpose of transporting freight or goods on a truck, railroad, or ship. Shipping containers include cargo containers, storage units, or other portable structures that are used for storage of items including, but not limited to, clothing, equipment, goods, household or office fixtures or furnishings, materials, and merchandise.

SHORT TERM RENTAL. A dwelling which is unoccupied by the owner and which furnishes transient accommodations for compensation for periods of less than thirty (30) days.

SIGN. A message, announcement, declaration, demonstration, display, illustration, insignia, surface, or space erected or maintained in view of the observer thereof including the sign structure, supports, lighting system, and any attachments, ornaments, or other features used to draw the attention of observers.

A. **ABANDONED SIGN.** A sign structure to which any of the following apply:

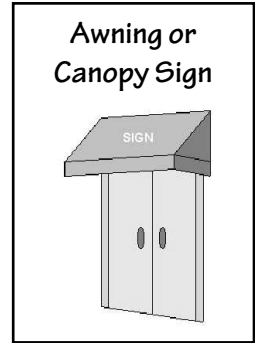
1. That has ceased to be used for a period of one (1) year.
2. The owner intends no longer to use the sign structure for the display of sign copy.
3. The sign’s message becomes illegible in whole or substantial part.
4. A sign which has fallen into disrepair.

B. **ACCESSORY SIGN.** A permanent sign which is subordinate to the primary sign and customarily incidental to, and on the same lot as, the primary sign. Accessory signs provide ancillary information to support the principal use of the premises.

C. **ANIMATED SIGN.** A sign employing actual motion or the illusion of motion.

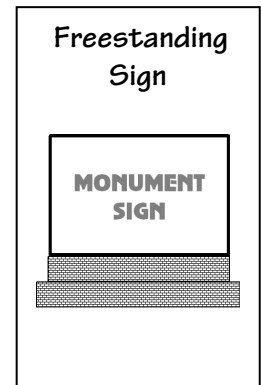
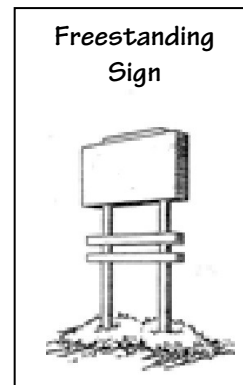
Reno Township Zoning Ordinance

- D. **AWNING SIGN.** A sign displayed on or attached flat against the surface or surfaces of an awning.
- E. **BANNER.** A flexible substrate on which copy or graphics may be displayed.
- F. **BANNER SIGN.** A sign utilizing a banner as its display surface. Considered a **TEMPORARY SIGN.**
- G. **BILLBOARD.** See **OFF-PREMISE SIGN.**

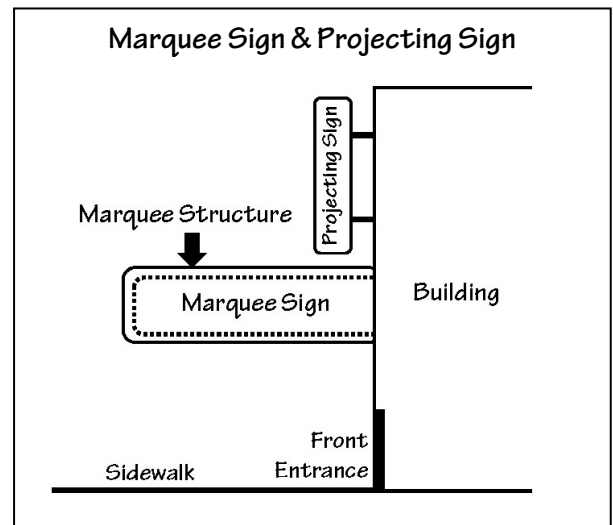


- H. **CANOPY SIGN.** A sign affixed to the visible surface(s) of an attached or free-standing canopy.
- I. **CLUSTER SIGN.** A free-standing sign on the property of a multiple-occupancy development, such as a shopping center or planned industrial park, which is controlled by a single owner or landlord.

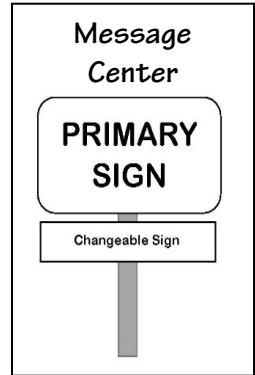
- J. **COPY.** Those letters, numerals, figures, symbols, logos, and graphic elements comprising the content or message of a sign, excluding numerals identifying a street address only.
- K. **FREE-STANDING SIGN.** A sign principally supported by a structure affixed to the ground, and not supported by a building, including signs supported by one (1) or more columns, poles, or braces placed in or upon the ground. May be a pole sign or a monument sign.



- L. **ILLUMINATED SIGN.** A sign characterized by the use of artificial light, either projecting through its surface(s) (internally illuminated) or reflecting off its surface(s) (externally illuminated).
- M. **MARQUEE SIGN.** Any sign attached to or supported by a marquee structure.
- N. **MENU BOARD.** A free-standing sign orientated to the drive-through lane for a restaurant.
- O. **MESSAGE CENTERS (CHANGEABLE COPY SIGNS).** A sign with the capability of content change by means of manual or remote input, including signs the following:

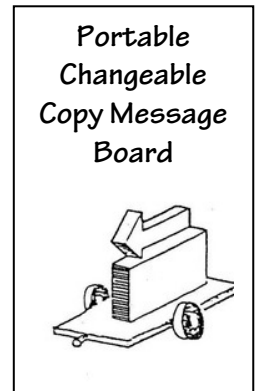


- 1. **DIGITAL MESSAGE CENTER.** Changeable copy sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display.
- 2. **STATIC MESSAGE CENTER.** Changeable copy sign whose message copy or content can be changed manually.



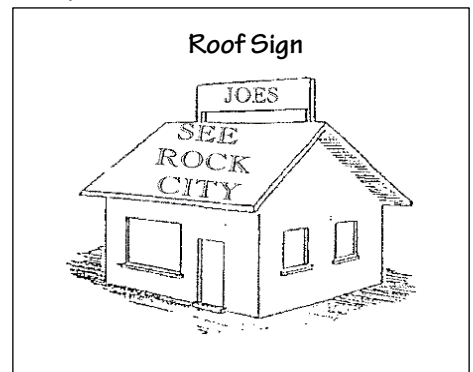
- P. **MURAL.** Any sign, message, or image painted directly onto the wall of a building.
- Q. **OFF-PREMISE SIGN.** A permanent sign erected, maintained, or used in the outdoor environment for the purpose of the display of commercial or noncommercial messages NOT appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

- R. **ON-PREMISE SIGN.** Any sign not considered an **OFF-PREMISE SIGN**.
- S. **PORTABLE CHANGEABLE COPY MESSAGE BOARD.** Any changeable copy sign not permanently attached to the ground or a building and is designed to be transported by some means such as a trailer or wheels.



- T. **PROJECTING SIGN.** A sign other than a wall sign that is attached to or projects more than eighteen (18) inches from a building face or wall or from a structure whose primary purpose is other than the support of a sign.

- U. **ROOF SIGN.** A sign mounted on, and supported by, the main roof portion of a building, or above the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such a building. Signs mounted on mansard facades, pent eaves, and architectural projections such as canopies or marquees shall not be considered to be roof signs.

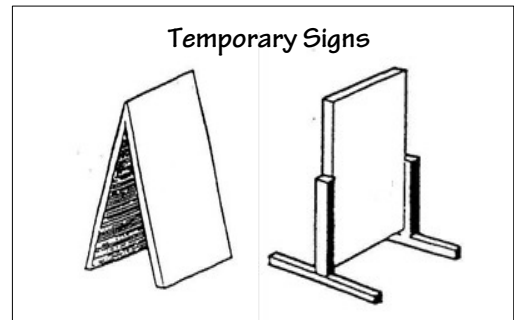


- V. **SIGN AREA.** The area of the smallest geometric figure, or the sum of the combination of regular geometric figures, which comprise the sign face. The area of any double-sided or "V" shaped sign shall be the area of the largest single face only. The area of a sphere shall be computed as the area of a circle. The area of all other multiple-sided signs shall be computed as fifty (50) percent of the sum of the area of all faces of the sign.

- W. **SIGN FACE.** The surface upon, against, or through which the sign copy is displayed or illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural or

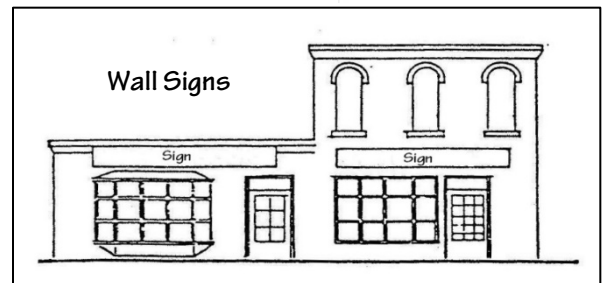
decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border.

1. In the case of panel or cabinet-type signs, the sign face shall include the entire area of the sign panel, cabinet, or face substrate upon which the sign copy is displayed or illustrated, but not open space between separate panels or cabinets.
2. In the case of sign structures with routed areas of sign copy, the sign face shall include the entire area of the surface that is routed, except where interrupted by a reveal, border, or a contrasting surface or color.
3. In the case of individual letters or graphic elements affixed to a building or structure, the sign face shall comprise the sum of the geometric figures or combination of regular geometric figures drawn closest to the edge of the letters or separate graphic elements comprising the sign copy, but not the open space between separate groupings of sign copy on the same building or structure.
4. In the case of sign copy enclosed within a painted or illuminated border, or displayed on a background contrasting in color with the color of the building or structure, the sign face shall comprise the area within the contrasting background, or within the painted or illuminated border.

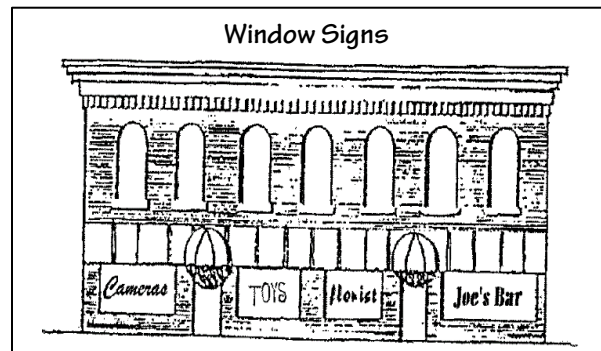


X. **SIGN STRUCTURE.** Any structure supporting a sign.

Y. **TEMPORARY SIGN.** Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground.



Z. **WALL SIGN.** A sign that is in any manner affixed to any exterior wall of a building or structure and that projects not more than eighteen (18) inches from the building or structure wall, including signs affixed to architectural projections from a building provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face or faces of the architectural projection to which it is affixed.



AA. **WINDOW SIGN.** A sign affixed to the surface of a window with its message intended to be visible

to and readable from the public way or from adjacent property.

SITE PLAN. A plan that outlines the use and development of any tract of land which contains the required data in [Section 504](#) and for the uses designated in [Table 501](#).

SLEEPING UNIT. A room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

SMALL-SCALE CRAFT MAKING. A non-residential facility which encompasses the production and sale of hand-made items including furniture, clothing, art, jewelry, toys, candles, collectibles, and similar items on a scale that does not require a manufacturing plant and a large amount of specialized equipment and chemicals. No more than fifty (50) percent of the structure is devoted to making crafts while the remainder of the structure is devoted to sales.

SOLAR ENERGY DEFINITIONS:

- A. **SOLAR ENERGY FACILITY (UTILITY SCALE/COMMERCIAL).** A facility designed to capture and utilize the energy of the sun to generate electrical power to be used primarily off-site. A solar energy facility consists of an array of solar collection devices used to collect solar rays and all associated ancillary and structural devices needed to support and convert/transmit the energy collected.
- B. **SOLAR ENERGY PANELS (ACCESSORY).** Solar collection devices designed to capture and utilize the energy of the sun to generate electrical power primarily for use on-site.
 - 1. **BUILDING-INTEGRATED ACCESSORY SOLAR ENERGY PANELS.** Accessory solar energy panels that are an integral part of a primary or accessory building or structure (rather than a separate mechanical device), replacing or substituting for an architectural or structural component of the building or structure. Building-integrated systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.
 - 2. **GROUND-MOUNTED ACCESSORY SOLAR ENERGY PANELS.** Accessory solar energy panels mounted on support posts, like a rack or pole, that are attached to or rest on the ground.
 - 3. **BUILDING-MOUNTED ACCESSORY SOLAR ENERGY PANELS.** A solar energy system mounted on racking that is attached to the wall of a building or structure or is attached to or ballasted on the roof of a building or structure.
- C. **SOLAR COLLECTION DEVICE.** The actual material(s) used to collect solar rays and all associated ancillary and structural devices needed to support and convert/transmit the energy collected.
- D. **DUAL USE.** A solar energy system that employs one or more of the following land management and conservation practices throughout the project site:

1. **POLLINATOR HABITAT.** Solar sites designed to meet a score of seventy-six (76) or more on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites.
2. **CONSERVATION COVER.** Solar sites designed in consultation with conservation organizations that focus on restoring native plants, grasses, and prairie with the aim of protecting specific species (e.g., bird habitat) or providing specific ecosystem services (e.g., carbon sequestration, soil health).
3. **FORAGE.** Solar sites that incorporate rotational livestock grazing and forage production as part of an overall vegetative maintenance 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.
- E. **MAXIMUM TILT.** The maximum angle of a solar collection device (i.e., most vertical position) for capturing solar radiation as compared to the horizon line.
- F. **MINIMUM TILT.** The minimal angle of a solar collection device (i.e., most horizontal position) for capturing solar radiation as compared to the horizon line.
- G. **NON-PARTICIPATING LOT(S).** One (1) or more lots for which there is not a signed lease or easement for development of a solar energy facility associated with the applicant project.
- H. **PARTICIPATING LOT(S).** One (1) or more lots under a signed lease or easement for development of a solar energy facility associated with the applicant project.
- I. **REPOWERING.** Reconfiguring, renovating, or replacing a solar energy facility to maintain or increase the power rating of the solar energy facility within the existing project footprint.
- J. **WILDLIFE-FRIENDLY FENCING.** A fencing system with openings that allow wildlife to traverse over or through a fenced area.

SPECIAL USE. A use permitted within certain Zoning Districts that is generally compatible with permitted uses but which possesses characteristics that could impact adjacent properties and which requires individual review and public hearing to ensure compatibility with the character of the surrounding area, adjacent properties, and public services and facilities. Special uses are subject to conditions stated in this Ordinance and to any special conditions imposed by the Planning Commission to protect the use by right of other properties in the Township.

STATE-LICENSED RESIDENTIAL FACILITY. A structure constructed for residential purposes that is licensed by the State under the [Adult Foster Care Facility Licensing Act, 1979 PA 218](#), MCL 400.701 to 400.737, or the [Child Care Organizations Act, 1973 PA 116](#), MCL 722.111 to 722.128, and provides residential services for six (6) or fewer individuals under twenty-four (24) hour supervision or care.

STORY. That portion of building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than six (6) feet above grade as defined herein for more than fifty (50) percent of the total perimeter or is more than twelve (12) feet above grade as defined herein at any point, such usable or unused under-floor space shall be considered as a story.

STRUCTURE. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

SUBDIVISION. The division of a tract, lot, or parcel of land into two (2) or more lots, plats, sites, or other divisions of land.

T

THEATER. A building used primarily for the presentation of live stage productions, performances, or motion pictures.

TINY HOME. A freestanding dwelling unit which is less than the minimum dwelling unit size in the district.

TOURIST HOME. See [BED AND BREAKFAST FACILITY/TOURIST HOME](#).

TRAVEL TRAILER. See [RECREATIONAL VEHICLE \(RV\)](#).

TOWER. See [WIRELESS COMMUNICATIONS SUPPORT STRUCTURE](#).

TOWNHOUSE. See [DWELLING, MULTIPLE-FAMILY](#).

U

USE. The activity occurring on a lot for which land or a building is arranged, designed, or intended, or for which land or a building is or may be occupied, including all accessory uses.

USE, CHANGE OF. The change within the classified use of a structure or premise.

USE, NONCONFORMING. See [NONCONFORMING USE](#).

USE, PRINCIPAL. A use that fulfills a primary function of a household, establishment, institution, or other entity.

USE, TEMPORARY. A use that is authorized by this Ordinance to be conducted for a fixed period of time. Temporary uses are characterized by such activities as the sale of agricultural products, contractors' offices and equipment sheds, fireworks, carnivals, flea markets, and garage sales.

V

VARIANCE. A deviation from the height, bulk, setback, parking, or other dimensional requirements established by this Ordinance.

VIABLE. Capable of continuing success and effectiveness.

W

WAREHOUSE, WHOLESALE, OR STORAGE. A building or premises in which goods, merchandise, or equipment are stored for eventual distribution.

WIND ENERGY DEFINITIONS.

- A. **AMBIENT.** Ambient is defined as the sound pressure level exceeded ninety (90) percent of the time.
- B. **AMBIENT SOUND LEVEL.** The amount of background noise at a given location prior to the installation of which may include, but not limited to, traffic, machinery, lawnmowers, human activity, and the interaction of wind with the landscape. The ambient sound level is measured on the dB(A) weighted scale as defined by the [American National Standards Institute](#).
- C. **ANEMOMETER.** A temporary wind speed indicator constructed for the purpose of analyzing the potential for utilizing a wind turbine at a given site. This includes the tower, base plate, anchors, cables and hardware, wind direction vanes, booms to hold equipment, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a location.
- D. **ANEMOMETER TOWER.** A freestanding tower containing instrumentation such as anemometers that is designed to provide present moment wind data for use by the supervisory control and data acquisition system which is an accessory land use to a [UTILITY GRID WIND ENERGY SYSTEM](#).
- E. **ANSI.** The [American National Standards Institute](#).
- F. **dB.** The sound pressure level in decibels. It refers to the "a" weighted scale defined by ANSI. A method for weighting the frequency spectrum to mimic the human ear.
- G. **DECIBEL.** The unit of measure used to express the magnitude of sound pressure and sound intensity. Decibels shall be measured on the dB(A) weighted scale as defined by the [American National Standards Institute](#).

- H. **DECOMMISSIONING.** The process of terminating operation and completely removing a **UTILITY GRID WIND ENERGY SYSTEM** and all related buildings, structures, foundations, access roads, and equipment.
- I. **IEC.** The **International Electrotechnical Commission**.
- J. **ISO.** The **International Organization for Standardization**.
- K. **NACELLE.** The encasement which houses all of the generating components, gearbox, drivetrain, and other equipment.
- L. **NET-METERING.** A special metering and billing agreement between utility companies and their customers which facilitates the collection of renewable energy generating systems to the power grid.
- M. **OCCUPIED BUILDING.** A residence, school, hospital, church, public library, business, or other building used for public gatherings.
- N. **ON SITE WIND ENERGY SYSTEM.** A land use for generating electric power from wind and is an accessory use that is intended to primarily serve the needs of the consumer at that site.
- O. **OPERATOR.** The entity responsible for the day-to-day operation and maintenance of the Wind Turbine.
- P. **OWNER.** The individual or entity, including their respective successors and assigns, that have an equity interest or own the Wind Turbine in accordance with this Ordinance.
- Q. **ROTOR.** An element of wind energy that acts as a multi-bladed airfoil assembly, thereby extracting through rotation, kinetic energy directly from the wind.
- R. **ROTOR DIAMETER.** The cross-sectional dimension of the circle swept by the rotating blades of a wind turbine.
- S. **SHADOW FLICKER.** Alternating changes in light intensity caused by the moving blade of a wind energy system casting shadows on the ground and stationary objects, such as but not limited to a window at a dwelling.
- T. **SOUND PRESSURE.** An average rate at which sound energy is transmitted through a unit area in a specified direction. The pressure of the sound measured at a receiver.
- U. **SOUND PRESSURE LEVEL.** The sound pressure mapped to a logarithmic scale and reported in decibels (dB).

- V. **TOTAL HEIGHT.** The vertical distance measured from the ground level at the base of the tower to the uppermost vertical extension of any blade, or the maximum height reached by any part of the Wind Turbine.
- W. **UTILITY GRID WIND ENERGY SYSTEM.** A land use for generating power by use of wind at multiple tower locations in a community and includes accessory uses such as but not limited to a SCADA TOWER, electric substation. A **UTILITY GRID WIND ENERGY SYSTEM** is designed and built to provide electricity to the electric utility grid.
- X. **WIND ENERGY SYSTEM.** A land use for generating power by use of wind utilizing use of a wind turbine generator and includes the turbine, blades, and tower as well as related electrical equipment. This does not include wiring to connect the wind energy system to the grid. See also **ON SITE WIND ENERGY SYSTEM** and **UTILITY GRID WIND ENERGY SYSTEM**.
- Y. **WIND TURBINE.** Any structure-mounted wind energy conversion system that converts wind energy into electricity through the use of a Wind Generator and includes the nacelle, rotor, tower, and pad transformer, if any.
- Z. **WIND SITE ASSESSMENT.** An assessment to determine the wind speeds at a specific site and the feasibility of using that site for construction of a wind energy system.

WIRELESS COMMUNICATIONS.

- A. **ALTERNATIVE TOWER STRUCTURE.** Man-made trees, clock towers, bell steeples, light poles, and other similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.
- B. **ANTENNA ARRAY.** One or more rods, panels, discs, or similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antenna (rod), directional antenna (panel), and parabolic antenna (disc). The Antenna Array does not include the Support Structure.
- C. **CO-LOCATION.** The placement or installation of multiple sets of wireless communication equipment on a common support structure, with the objective of reducing the overall number of structures required to support wireless communication antennas within the community.
- D. **HEIGHT.** The distance measured from ground level to the highest point on the Wireless Communication Facility including the Antenna Array.
- E. **FAA. Federal Aviation Administration.**
- F. **SETBACK.** The required distance from the lot line of the participating lot(s) on which the Wireless Communication Facility is located to the base of the Support Structure.

- G. **SMALL CELL WIRELESS FACILITY.** A wireless facility that meets both of the following requirements:
1. Each antenna is located inside an enclosure of not more than six (6) cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements would fit within an imaginary enclosure of not more than six (6) cubic feet.
 2. All other wireless equipment associated with the facility is cumulatively not more than twenty-five (25) cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meters, concealment elements, telecommunications demarcation boxes, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services.
- H. **WIRELESS COMMUNICATIONS.** Any FCC-licensed or authorized wireless communication service transmitted through the airwaves over frequencies in the electromagnetic spectrum including, but not limited to, infrared line of sight, cellular, personal communications service (PCS), microwave, satellite, or radio signals.
- I. **WIRELESS COMMUNICATIONS EQUIPMENT.** The set of equipment and network components used in the provision of wireless communications services, including, but not limited to antennas, transmitters, receivers, base stations, equipment shelters, cabinets, emergency generators, power supply cables, and coaxial and fiber optic cables, but excluding wireless communications support structures.
- J. **WIRELESS COMMUNICATION FACILITY.** Any facility for the transmission and/or reception of wireless communications services, usually consisting of an Antenna Array, connection cables, Wireless Communications Equipment, and a Support Structure. A Wireless Communication Facility also includes an Antenna Array attached to an existing building or structure.
- K. **WIRELESS COMMUNICATION FACILITY (GROUND-MOUNTED) – ALSO CALLED EARTH STATION OR GROUND STATION.** A wireless communication facility in which the antenna array is mounted to the ground or other surface and which does not use a Wireless Communications Support Structure (tower).
- L. **WIRELESS COMMUNICATIONS SUPPORT STRUCTURE (ALSO KNOWN AS “TOWER”).** Structures erected or modified to support wireless communication antennas. Support structures within this definition include, but shall not be limited to, monopoles, lattice towers, light poles, wood poles and guyed towers, or other structures which appear to be something other than a mere support structure.

Y

YARD. The space between a principal building and a lot line.

YARD, FRONT. A yard extending across the full width of the lot between the front lot line and the nearest line of the principal building.

YARD, REAR. A yard extending across the full width of the lot between the rear lot line or ordinary high water mark and the nearest line of the principal building.

YARD, SIDE. A yard extending between the side lot line and the nearest side of the building from the front yard to the rear yard.

Z

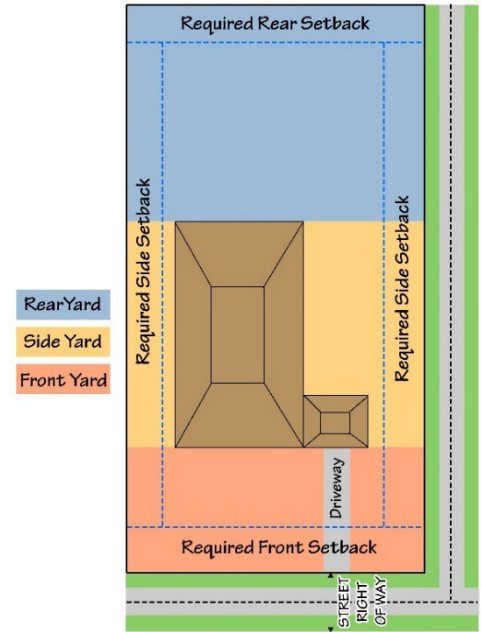
ZONING ADMINISTRATOR. The person retained by Reno Township to administer and enforce this Zoning Ordinance.

ZONING BOARD OF APPEALS. As used in this Ordinance, this term means the Reno Township Zoning Board of Appeals.

ZONING DISTRICT. A portion of Reno Township within which certain regulations and requirements, or various combinations thereof, apply under the provisions of this Ordinance.

ZONING LOT. When a lot or lots are used for a single purpose, the lots together are considered one (1) lot for zoning purposes.

ZONING PERMIT. A zoning permit is written authority as issued by the Zoning Administrator on behalf of the Township permitting the construction, moving, exterior alteration, or use of a building in conformity with the provisions of this Ordinance.



Article 3 General Provisions

Sec	Name	Pg
301	Effect of Zoning	3-1
302	Lots	3-3
303	Restoration of Unsafe Buildings	3-3
304	Barrier-Free Modification	3-3
305	Access Required	3-3
306	Accessory Buildings	3-3
307	Manufactured Homes	3-5
308	Temporary Dwelling Occupancy During Construction of a Dwelling	3-6
309	Construction Debris	3-6
310	Stormwater Retention & Drainage	3-7
311	Hazardous Substances	3-7
312	Essential Services	3-8
313	Livestock on Category 4 Sites	3-8
314	Outdoor Lighting Standards	3-8
315	Nonconformities	3-11
316	Performance Standards	3-13
317	Fences	3-16
318	Buffering & Screening	3-17
319	Landscaping Requirements	3-19
320	Private Roads	3-20
321	Off-Street Parking	3-22
322	Loading Spaces	3-26
323	Signs	3-26

Section 301 Effect of Zoning

The provisions of [Article 3](#) shall apply to all districts, except as noted herein.

A. General.

In order to carry out the intent of this Ordinance, no use or activity on a piece of land shall be allowed or maintained, no building or structure or part thereof shall be allowed to be used, constructed, remodeled, altered, or moved upon any property unless it is in conformance with this Ordinance the specific zoning district in which it is located.

Reno Township Zoning Ordinance

1. If any activity, use, building, structure, or part thereof, is placed upon a piece of property in direct conflict with the provisions of the Ordinance, such activity, use, building or structure shall be declared a nuisance and may be required to be vacated, dismantled, abated, or cease operations by any legal means necessary, and such use, activity, building, or structure shall not be allowed to function until it is brought into conformance with this Ordinance.
2. Zoning affects every structure and use and extends vertically from the ground up.
3. **Maintenance.** All buildings or uses, both existing and new, and all parts thereof, shall be adequately maintained. The owner or designated agent shall be responsible for the maintenance of buildings and lots.
4. **Illegal Uses.** Uses that were illegally established prior to the adoption of this Ordinance shall remain illegal.
5. **Voting Place.** The provisions of this Ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.

B. Legal Nonconforming Uses or Structures.

In the event a use, activity, building, or structure is existing or is under construction at the time of the adoption of this Ordinance and is not in conformance with the provisions of the zoning district in which it is located, such use, activity, building, or structure shall be considered a legal nonconformity and be allowed to remain as such for construction to be completed. Nonconformities are regulated by [Section 315](#).

C. Moving Buildings, Structures & Uses.

Buildings or structures moved into or within the jurisdictions shall comply with the provisions of this Ordinance for new buildings and structures.

D. Temporary Buildings, Structures, and Uses.

Temporary buildings, structures, and uses shall be permitted to be erected, provided approval is received from the Zoning Administrator for a limited period of time. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

E. Continued Conformance with Requirements.

The maintenance of yards, open spaces, lot areas, height and bulk limitations, fences, walls, clear vision areas, parking and loading spaces, and all other requirements, including the proper maintenance and repair of screening arrangements, for a building or use specified within this Ordinance shall be a continuing obligation of the owner of such building or property on which such building or property or use is located.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Section 302 Lots

- A. All newly created lots shall conform to the minimum lot size standards in [Article 4](#) for the district in which it is located.
- B. No lot shall be divided, altered, or reduced to be less than the minimum allowable dimension as defined in this Ordinance. Lots in common ownership legally platted under the [Land Division Act, 1967 PA 288](#), as amended, may be sold separately even if such lots do not meet the area requirements specified herein.
- C. When multiple lots are used for a single purpose, the lots together are considered one (1) lot for zoning purposes.

Section 303 Restoration of Unsafe Buildings

Nothing in this Ordinance shall prevent the strengthening of a lawful building or structure, or part thereof, which has been declared unsafe by the Zoning Administrator, building official, or public health inspector, nor the requirement to adhere to the lawful orders of such officials.

Section 304 Barrier-Free Modification

Nothing in this Ordinance shall prevent the modification of a building only as may be necessary to comply with barrier-free requirements and the [Americans with Disabilities Act](#). A variance may be required for modification as stated herein. The need for such a variance shall be determined by the Zoning Administrator.

Section 305 Access Required

Every principal building hereafter erected or moved after the effective date of this Ordinance shall be located on a lot adjacent to a public road, easement which provides access to a public road, or with access to an approved private road, and all structures shall be located on lots as to provide safe and convenient access for emergency services and, if applicable, required off-street parking.

Section 306 Accessory Buildings

- A. **General.**
 - 1. Regulations in this Section apply to residential and non-residential accessory buildings.
 - 2. Accessory buildings shall occupy the same zoning lot as the principal use or building.
 - 3. Accessory buildings require a zoning permit.

4. Where any accessory building is attached to a principal building, such accessory building shall be considered part of the principal building for purposes of determining required setbacks.

B. Location.

1. **Separation from Principal Building.** All accessory buildings shall be separated from the principal building by ten (10) feet.
2. **Alternate Separation.** The separation distance required by subsection B.1 may be reduced if firewalls, as prescribed in the building code, are installed, inspected, and approved by the building official.
3. **Setbacks.** Accessory buildings shall be subject to the setbacks listed in each district in [Article 4](#).

C. Number Allowed.

There is no limit to the number of accessory buildings that may be erected on a lot.

D. Height.

No accessory building shall exceed the height limitations of the district where located. These requirements shall not apply to farm buildings.

E. Nontraditional Storage Facilities.

1. Truck bodies, school bus bodies, manufactured homes, recreational vehicles, or other items built and intended for other uses shall not be used as permanent accessory buildings and shall be limited to no more than one (1) year. Semi-trailers may be used as temporary storage for commercial and industrial uses in the commercial and industrial districts in the rear or side yard only.
2. **Shipping Containers.** Shipping containers shall be allowed to be used as accessory buildings for storage purposes only. Shipping containers which are visible from a neighboring property or from the road shall be either painted to blend in with the natural landscape or covered in a siding material that would typically be utilized for a principal building. Shipping Containers shall be placed on a foundation or gravel surface with adequate drainage pursuant to [Section 310](#). Except for the Agricultural District, there shall be a limit of one (1) shipping container per lot.

F. Storage Buildings without a Principal Building.

Storage buildings may be erected or moved onto vacant lots in all districts. The storage building shall be located on the lot so that there exists a location on the lot where a future principal building, which meets

the minimum required floor area of the zoning district, may be constructed in full compliance with the dimensional regulations (setbacks) of the zoning district in which located.

G. Accessory Structures.

1. **Electric /Vehicle Charging Stations.** Electric vehicle charging stations shall be considered an accessory structure. Electric vehicle charging stations shall be allowed in any yard and shall be setback at least ten (10) feet from the front lot line.
2. **Accessory Solar Panels.** See [Section 712.B.](#)
3. **On-Site Wind Turbines.** See [Section 714.C.](#)
4. **Permanent Private Swimming Pools.** Permanent private swimming pools shall be allowed in the side or rear yard only and shall adhere to the setbacks of accessory buildings. Fencing shall be installed as per the building code.

Section 307 Manufactured Homes

Manufactured homes shall meet the standards for minimum lot size, setbacks, minimum floor area, and minimum dwelling unit width for the district in which they are located and shall meet the following additional standards:

- A. Manufactured homes shall be attached to an approved permanent foundation or basement and shall be anchored using a system that meets the [Michigan Manufactured Housing Commission](#) requirements.
- B. Manufactured homes shall be installed according to the manufacturer's setup requirements, and the United States Department of Housing and Urban Development (HUD) regulations entitled "[Manufactured Home Installation Standards](#)" and the construction of the unit shall comply with the [National Mobile Home Construction and Safety Standards Act of 1974.](#)
- C. The wheels, axles, and towing assembly shall be removed from a manufactured home before the unit is attached to the foundation. Additionally, no manufactured home shall have any exposed undercarriage or chassis.
- D. Manufactured homes shall not be used as permanent accessory buildings.
- E. No manufactured home shall be stored on any lot in the Township.
- F. Manufactured homes shall not be attached to each other. Additions, new roofs, and accessory buildings may be attached to a manufactured home.

Section 308 Temporary Dwelling Occupancy During Construction of a Dwelling

For the express purpose of promoting the health, safety, and general welfare of the inhabitants of the Township and of reducing hazards to health, life, and property, no basement-dwelling, cellar-dwelling, garage-house, tent, camper, recreational vehicle, manufactured home, or other substandard structure shall hereafter be erected or moved upon any premises and used for dwelling purposes except under the following applicable conditions:

- A. The location shall conform to the provisions governing setback requirements of principal dwellings in the district where located. The Zoning Administrator shall have the authority to reduce setback requirements where complying with setbacks is not possible or would cause practical difficulties.
- B. The use shall be for the sole purpose of providing dwelling facilities for the owner of the premises during the period in which a dwelling conforming to the provisions of this Ordinance is in the process of erection and completion but not to exceed twelve (12) months. One (1) additional twelve (12) month extension may be obtained from the Zoning Administrator when he or she finds there is good cause for the extension. The temporary dwelling shall be removed within thirty (30) days of completion of construction of a dwelling complying with the requirements of this Ordinance.
- C. Installation of a septic system and water well shall be constructed and maintained in accordance with the standards of materials and installation recommended by [District Health Department #2](#) and shall precede occupancy of the temporary dwelling.
- D. Application for the erection and use of a temporary dwelling shall be made at the time of zoning permit application for the permanent dwelling. On approval and delivery of the zoning permit, the applicant shall certify in a space allotted for that purpose and on the copy retained for filing by the Township that he/she has full knowledge of the limitations of the permit and the penalty pertaining thereto. No such permit shall be transferable to any other person.
- E. No annexes or additions shall be added to temporary temporary dwellings.

Section 309 Construction Debris

All construction debris shall be removed from the site within thirty (30) days after the completion or abandonment of the work. Failure or refusal to remove construction debris within thirty (30) days after the completion or abandonment of work constitutes a violation of this Ordinance. A six (6) month extension may be granted by the Zoning Administrator when he or she finds there is good cause for the extension.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Section 310 Stormwater Retention & Drainage

- A. Stormwater drainage in excess of natural conditions shall be retained on site. This provision may require stormwater retention ponds where appropriate. An exception may be made for water leaving the site via an adequately sized existing stormwater ditch, stormwater pipe, or through other stormwater facilities that will be developed at the same time as the proposed new use. Written approval from the **Michigan Department of Transportation (MDOT)** shall be required for an additional site run-off directed into a State trunkline ditch.
- B. No premises shall be filled or graded so as to discharge surface runoff on abutting premises in such a manner that will cause inconvenience or damage on abutting premises in excess of natural conditions or in an unnatural, concentrated manner that will cause damage to adjacent properties. When property is developed adjacent to existing properties previously developed, existing grades shall have priority.

Section 311 Hazardous Substances

- A. These provisions apply to uses that use, generate, or store hazardous substances in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month:
 - 1. Sites at which hazardous substances and polluting material are stored, used, or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, surface water, and wetlands.
 - 2. Secondary containment for aboveground areas where hazardous substances and polluting materials are stored or used shall be provided and maintained. Secondary containment shall be sufficient to store the substance for the maximum anticipated period of time necessary for the recovery of any released substance.
 - 3. General-purpose floor drains shall be allowed only if they are connected to a public sewer system, an on-site holding tank, or a system authorized through a State groundwater discharge permit.
 - 4. State and federal agency requirements for storage, spill prevention, record keeping, emergency response, transport, and disposal of hazardous substances and polluting materials shall be met. No discharges to groundwater, including direct and indirect discharges, shall be allowed without required permits and approvals.
 - 5. The Planning Commission may require a performance bond or similar assurance for safeguards prior to approval. The Planning Commission may require site plan review at five-year intervals.
 - 6. Reno Township is not the enforcement agency for state or federal requirements.
- B. Dumping of materials and/or nuclear wastes shall not be allowed within the Township, except as permitted by **1978 PA 113**, as amended.

Section 312 Essential Services

Essential services shall be permitted as authorized and regulated by law and other ordinances of the Township, it being the intention hereof to exempt such essential services from the application of this Ordinance. Utility facilities, including transformers, pump stations, substations, and buildings necessary to house utility equipment (“Utility Improvements”), shall be a permitted use in any district when the locating of such Utility Improvements is necessary for the furnishing of adequate service by such utilities or municipal departments for the general public health, safety, or welfare. When this is the case, this Section shall supersede the **Tables of Permitted and Special Uses in Article 4**. Utility Improvements shall undergo site plan review pursuant to **Article 5** and shall adhere to setback requirements of the district in which they are proposed to be located. Screening may be required pursuant to **Section 318**. This Section shall not apply to storage yards and office buildings.

Section 313 Livestock on Category 4 Sites

Livestock existing on Category 4 sites may be permitted by the Planning Commission on a case-by-case basis. The Planning Commission shall consider the following factors when evaluating each case:

- A. Size of the lot.
- B. Proximity of nearby dwellings.
- C. Proposed location of livestock enclosure.
- D. Odor.
- E. Noise.

Section 314 Outdoor Lighting Standards

A. Purpose and Intent.

The purpose and intent of this Section is to establish outdoor lighting standards that reduce the impacts of glare, light trespass, and over-lighting; promote safety and security; and encourage energy conservation.

B. Applicability.

- 1. Except as provided in **subsection B.3** below, this Section shall apply to the installation of new outdoor lighting fixtures or the replacement of existing outdoor fixtures. Replacement of a fixture shall mean a change of fixture type or change to the mounting height or location of the fixture. Routine lighting fixture maintenance, such as changing lamps or light bulbs, ballast, starter, photo control, housing, lenses, and other similar components, shall not constitute replacement and shall be permitted provided such changes do not result in a higher lumen output. Outdoor lighting fixtures lawfully existing prior to the adoption of this Ordinance that do not conform to the provisions of this Section shall be deemed to be a lawful nonconforming use and may remain.

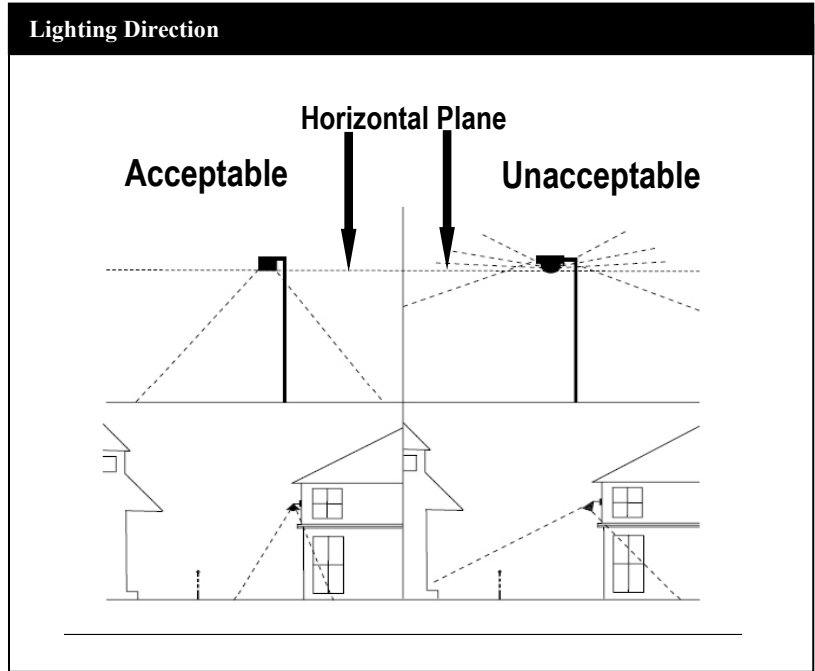
- 2. A nonconforming lighting fixture that is changed to or replaced by a conforming lighting fixture shall no longer be deemed nonconforming, and thereafter such lighting fixture shall be in accordance with the provisions of this Section.
- 3. **Exemptions.** The following shall be exempt from the provisions of this Section:
 - a. Lighting fixtures and standards required by the **Federal Communications Commission, Federal Aviation Administration, Federal and State Occupational Safety and Health Administrations**, or other federal, state, or county agencies, to include streetlights within the public right-of-way.
 - b. Outdoor lighting fixtures required by law enforcement, fire and rescue, the **Michigan Department of Transportation**, or other emergency response agencies to perform emergency or construction repair work, or to perform nighttime road construction on major thoroughfares.
 - c. Lighting for recreational facilities shall conform to the requirements set forth in the most current edition of the **Illuminating Engineering Society of North America (IESNA) RP-6 Recommended Practice for Sports and Recreational Area Lighting** and the IESNA Lighting Handbook.
 - d. Holiday lighting fixtures.
 - e. Neon lighting used to outline a structure.
 - f. Motion-activated light fixtures located as follows:
 - (1) On lots developed with single-family dwellings when such lighting fixtures emit initial lighting levels of six thousand (6,000) lumens or less, are extinguished within five (5) minutes upon cessation of motion and are aimed such that the lamp or light bulb portion of the lighting fixture is not visible at five (5) feet above the property boundary; or
 - (2) On all other lots when such lighting fixtures are aimed such that the lamp or light bulb portion of the lighting fixture is not directly visible at five (5) feet above the property boundary.
 - (3) On lots developed with single-family dwellings, outdoor lighting fixtures with initial light outputs of two thousand (2,000) lumens or less.

C. Standards.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

1. All outdoor lighting, whether for illuminating sites, parking areas, buildings, signs, and/or other structures shall be shielded, shaded, designed, and/or directed away from all adjacent districts and uses; and further shall not glare upon or interfere with persons and vehicles using public roads.

2. Lighting fixtures are to be of the full cut-off design with horizontally aligned flush-mounted (non-protruding) lens, directing light on-site only, and no more than twenty (20) feet in height. The Planning Commission may permit taller or require shorter fixtures only when the Commission determines that unique conditions exist and where a waiver would:
 - a. Reduce the number or size of light fixtures;
 - b. Not adversely impact neighboring properties; and
 - c. Permit fixtures in proportion to height and bulk of nearby buildings and other fixtures.



3. **Upward Directional Lighting.** All lighting used for the external illumination of buildings and flags may direct lights in an upward direction so as to feature said buildings and flags. Such lights shall be placed and shielded so as not to interfere with the vision of persons on adjacent roads or adjacent property.
4. All illumination of any outdoor feature shall not be of a flashing, moving, or intermittent type. Artificial light shall be maintained stationary and constant in intensity and color at all times when in use. Beacon, strobe, and searchlights are not permitted. Digital signs shall be regulated by [Section 323](#).
5. No colored lights shall be used at any location where they may be confused with or construed as traffic control devices.
6. Ceiling lights in gas pump island canopies shall be recessed.

7. All structures shall be designed so as to aesthetically compatible with neighboring properties.

Section 315 Nonconformities

A. General.

It is recognized that, within the districts established by this Ordinance and subsequent amendments, there are lots, structures, and uses of land which were lawful before this Ordinance was passed or amended which would be prohibited, regulated, or restricted under the terms of this Ordinance or future amendments. It is the intent of this Ordinance to permit legal nonconforming lots, structures, or uses to continue until they are removed.

1. **Buildings Under Construction.** Nothing in this Ordinance shall require any change in the erection or an intended use of a building or structure, which is nonconforming under this Ordinance, for which zoning permit and/or Special Use permit has been issued prior to the adoption of this Ordinance.
2. **Elimination of Nonconformities.** The existence of nonconforming uses and structures is hereby declared to be contrary to the best interests of the community and it is hereby declared to be the policy of the Township as expressed in this Ordinance to discontinue nonconformities in the course of time, as circumstances permit, having due regard for the rights of all parties concerned. In order to accomplish the elimination of those nonconforming uses and structures which constitute a nuisance or are detrimental to the public health and general welfare, the Township, pursuant to Section 208 (3) and (4) of **2006 PA 110, as amended (Michigan Zoning Enabling Act, being MCL 125.3208)** may acquire, by purchase, condemnation, or otherwise, private property for the removal of nonconforming uses and structures provided, however, that such property shall not be used for public housing. The Township Board may, in its discretion, provide that the cost and expense of acquiring such private property be paid from general funds or the cost and expense or any portion thereof be assessed to a special district.
3. **Change in Tenancy or Ownership.** There may be a change of tenancy, ownership, or management of any existing nonconforming uses or of nonconforming structures which does not alter the nonconforming status.
4. **Repairs and Maintenance.** Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any nonconforming building, any building used for a nonconforming use, or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

B. Nonconforming Lots of Record.

1. **Use of Nonconforming Lot.** In any district, principal buildings and customary accessory buildings may be erected on any nonconforming lot of record, provided a permit for construction

of a well and septic system is granted by the **District Health Department** and can meet district regulations. If district setbacks cannot be met, a variance may be required.

2. **Creation of Nonconforming Lots.** No lot area and no yard, court, parking areas, or other required space shall be divided, altered, reduced, or diminished as to make area or dimension less than the minimum required under this Ordinance, except where such reduction or expansion has been brought about by the expansion or acquisition of public rights-of-way for a street, road, or highway. If a required area is already less than the minimum required under this Ordinance, said area or dimension shall not be further divided or reduced.

C. **Nonconforming Uses.**

1. **Continued Use.** The provisions of this Ordinance shall not impact the continuance of any nonconforming use which was lawful and existing on the adoption date of this Ordinance.
2. **Expansion or Enlargement of a Nonconforming Use.** Nonconforming uses of land shall not be enlarged or increased nor extended to occupy a greater area of land than was occupied at the effective date of this Ordinance nor shall the use be moved in whole or in part to any other portion of the lot occupied except as outlined below. Although it is the intent of this Ordinance to restrict the expansion and perpetuation of nonconforming uses, the Planning Commission, following the Special Use public hearing procedures, may allow an expansion, enlargement, or relocation on the lot provided that it is shown that such extension, enlargement, or relocation:
 - a. Will not reduce the value or otherwise limit the lawful use of adjacent premises.
 - b. Will essentially retain the character and environment of abutting premises.
 - c. Will not cause, perpetuate, or materially increase any nuisance aspects of the use upon adjacent uses (such as noise, glare, traffic congestion, or land over-crowding).
3. **Damage or Destruction of a Nonconforming Use.** In the event any nonconforming use shall be damaged or destroyed by any cause, it may be rebuilt or restored to its original use and configuration.
4. **Change to Another Nonconforming Use.** A change of use of a nonconforming use shall not be made except to that of a conforming use. Where such change is made, the use shall not thereafter be changed back to a nonconforming use.
5. **Abandonment of Nonconforming Use.** If a property owner has an intent to abandon a nonconforming use and, in fact, abandons this nonconforming use for a period of one (1) year, then any subsequent use of the property or structure shall conform to the requirements of this Ordinance. When determining the intent of the property owners to abandon a nonconforming use, the Zoning Administrator shall consider the following factors:

- a. Whether utilities, such as water, gas, and electricity to the property have been disconnected.
- b. Whether the property, buildings, and grounds have fallen into disrepair.
- c. Whether signs or other indications of the existence of the nonconforming use have been removed.
- d. Whether equipment or fixtures necessary for the operations of the nonconforming use have been removed.
- e. Other information or actions that evidence an intention on the part of the property owner to abandon the nonconforming use or structure.

D. Nonconforming Structures.

Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under terms of this Ordinance by reason of restrictions on area, lot coverage, height, setbacks, or other characteristics of the structure or its location on the lot, such structure may be continued as long as it remains otherwise lawful, subject to the following provisions:

- 1. **Alteration.** No such structure may be enlarged or altered in a way which increases its nonconformity.
- 2. **Removal, Damage, or Destruction.** If any nonconforming structure is, by any cause, damaged or destroyed, it may be rebuilt in its original footprint. However, the property owner shall make every attempt to rebuild the structure in compliance with the required setbacks prior to rebuilding it in the original footprint.
- 3. **Re-Location.** Should such structure be moved for any reason for any distance whatsoever, it shall thereafter conform to the setback regulations for the district in which it is located after it is moved unless a variance is granted by the Zoning Board of Appeals.

Section 316 Performance Standards

A. Purpose.

It is the purpose of this Section to provide provisions consistent with the intent and purpose of this Ordinance while providing additional flexibility to all property owners allowing uses of the owner’s property as the owner would endeavor and enjoy while providing for the protection of the use and enjoyment of adjoining property owners thereby promoting and encouraging those activities which will result in a vibrant, and fruitful economic environment and community.

B. General Provisions.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

1. **Applicability.**

- a. No permitted or Special Use hereafter established, altered, modified, or enlarged shall be operated or designed so as to conflict with the applicable performance standards established by this Section.
- b. Any existing use that complies with the applicable performance standards of this Section on the effective date of this Ordinance shall continue to so comply. If, at such time, the operations of any lawful existing use violate any of the applicable performance standards of this Section, such operations shall not be varied or changed in such a way as to increase the degree of such violation.
- c. Any use which is a lawful nonconforming use, and which on the effective date of this Ordinance complies with the applicable performance standards of this Section, shall continue to so comply. If, at such time, the operations of such lawful nonconforming use violate the specified standards, such operations shall not be varied or changed in such a way as to increase the degree of such violation.
- d. The fact that the operations of a lawful existing use violate the applicable performance standards of this Section shall not of itself make such use subject to the requirements of **Section 315** relating to nonconformities.

C. **Administration of Certain Performance Standards.**

For the purpose of administering the required performance standards, it shall be the responsibility of the property owner of the most recently initiated, altered, changed, constructed, installed, moved, or repaired use to satisfy the requirements and provisions of this Ordinance. Should testing be required to prove compliance, the cost of same shall be the responsibility of the property owner most recently initiating, altering, changing, constructing, installing, moving, or repairing use to satisfy the requirements and provisions of this Ordinance. Reno Township will not enforce any standard that another regulatory agency has the authority to enforce.

D. **Air Pollution Standard.**

Any activity, operation, or device which causes or tends to cause the release of air contaminants into the atmosphere shall comply with the rules and regulations of the federal and state air pollution control regulations.

E. **Fire and Explosion Hazard Standard.**

All operations, activities, and uses shall be conducted so as to comply with the **NFPA Fire Prevention Code**, **Michigan Construction Codes**, **MIOSHA**, and the **State Fire Marshal**.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

F. Radiation Hazard Standard.

All operations, activities, and uses shall comply with the regulations of the **Nuclear Regulatory Commission** set out in Chapter 1 of Title 10 of the Code of Federal Regulations which apply to byproduct material, source material, and special nuclear material, as those terms are defined by federal law. No activity, operation, or use shall cause radiation emissions which are in violation of federal or state standards.

G. Electromagnetic Radiation and Interference Standard.

No activity, operation, or use shall cause electromagnetic radiation interference that (1) adversely affects persons or the operation of any equipment across lot lines and (2) is not in conformance with the regulations of the **Federal Communications Commission**.

H. Liquid and Solid Wastes Standard.

Any activity, operation, or device which causes or tends to cause the discharge or other release of liquid or solid waste into storm drains or public waters, or the environment in general shall comply with applicable laws, rules, and regulations governing such discharge or release, including but not limited to the **Federal Water Pollution Control Act (Clean Water Act)**; State of Michigan pollution of state waters, maintenance and cleanliness of storm drainage facilities, garbage, trash and refuse, and erosion and sediment control.

I. Earthborn Vibration Standards.

All machinery shall be so mounted and operated that vibration from sound or noise at any lot line shall not be so intrusive as to interfere with normal daily activities in adjoining land uses. Vibrations resulting from temporary construction activity shall be exempt from the requirements of this Section.

J. Drifted or Blown Material.

Property owners shall take appropriate measures to ensure the prevention of drifting of airborne particles or debris beyond their lot lines. Any such activity shall be promptly abated upon notification by the Township. During times of stockpiling or removal, excavation or grading, those measures, necessary and practical (dampening, etc.), will be taken to minimize the blowing and drifting of material. An exception shall be made for farming activities.

K. Odors.

Any condition or operation which results in the creation of odors of such intensity and character as to be detrimental to the health and welfare of the public or which interferes unreasonably with the comfort of the public shall be removed, stopped, or so modified as to remove the odor. The provisions of this Section are not intended to apply to farming activities.

1. For new facilities (commercial or industrial), the most recent technologies shall be utilized to reduce odors, as part of or in addition to any conditions included in state and/or federal regulatory agency air/water quality permit(s). As part of the Zoning Permit review, the applicant shall demonstrate that all measures technologically available and financially viable to mitigate the emission of noxious odors will be incorporated into the design of the facility.
2. For existing commercial and industrial facilities, odors resulting from the production process that are within the limits established by state and/or federal regulatory agencies in approved permits shall not be considered in violation of this Ordinance. This does not exempt any business from the responsibility to take all necessary technologically feasible and financially viable measures to reduce such odors and to comply with any new standards required as part of a renewed or new state and/or federal regulatory agency environmental permits.

L. Gases.

The escape or emission of any gas which is injurious or destructive, harmful to person or property, or explosive shall be unlawful and shall be abated.

M. Glare and Heat.

Any operation producing intense glare or heat shall be performed within an enclosure so as to completely obscure and shield such operation from direct view from any point along the lot line, except during the period of construction of the facilities to be used and occupied.

Section 317 Fences

A. General.

Fences regulated by this Section are those that are intended to enclose a property’s perimeter. A hedge is not regulated by this Section.

1. **Permit.** Fences do not require a zoning permit.
2. **Property Line Determination.** In the installation of any fence or other obstruction, the property owner is responsible for the location of property lines and should obtain a professional survey if necessary to determine accurate property lines. The Township shall not be held responsible for any property line or fence disputes between adjacent property owners.
3. **Finished Side of Fence.** A finished side of the fence shall face the neighboring property. The fence posts and horizontal/vertical supports shall face the side of the fence owner.
4. **Materials.** Fence materials shall include materials specifically designed for fence construction.

5. **Fences for Screening.** Fences used to separate residential uses from non-residential uses shall follow the regulations in [Section 318](#).
6. **Fence-Clear Vision.** No fence or retaining wall shall be constructed in such a manner as to interfere with or obstruct the vision of traffic.
7. **Exceptions.**
 - a. Agricultural fences shall be exempt from the provisions of this Ordinance. Agricultural fences shall be exempt from setback requirements of this Ordinance. Property owners controlling or initiating the installation of a fence shall be solely responsible for the placement of and construction of the fences.
 - b. Perimeter fencing shall be exempt from the setback provisions of this Ordinance and shall be assured not to infringe on the boundaries of adjoining properties. The property owner initiating the installation of the fence shall be held as the responsible party as to compliance with any and all applicable requirements.

B. Location and Height.

Yard	Residential Lots	Non-Residential Lots
Front Yard	4 ft high maximum	10 ft high maximum
Side Yard	6 ft high maximum	
Rear Yard	6 ft high maximum	

Fence height is measured from the grade of the land directly below the fence.

Section 318 Buffering & Screening

A. Screening/Buffer Strip.

Whenever a nonresidential use abuts a residential district or use, there shall be provided and maintained, on each side lot line and the rear lot line of the property abutting or adjacent to a residential use of property or a residential district, an obscuring fence, wall, vegetative buffer, or a combination thereof which shall be no less than six (6) feet in height. Required screening may be interrupted to provide reasonable pedestrian, bicycle, or vehicular access to a property from a public right-of-way. Uses in existence at the time of adoption of this Ordinance shall be required to comply with this Section when a change occurs that would require site plan review by the Planning Commission.

1. **Screening Fences and Walls.** Solid fences, walls, chain link, or other wire fence utilizing metal,

plastic, or wood slats shall be considered an obscuring fence or wall for the purpose of this Ordinance. The construction of a fence or wall in combination with a berm to achieve the required height standards for screening purposes may also be approved.

2. **Vegetative Buffer Strip.** The Township may, in its review of site plans for specific uses, allow or require the provision of a vegetative buffer strip consisting of trees and shrubs alone or in addition to a fence or wall or berm to serve as a screen where such screens are required under this Ordinance or where conditions are such that a more effective and harmonious development with abutting or neighboring land uses would result.

a. The selection, spacing, size, and type of plant material shall be such as to create a horizontal obscuring effect for the entire length of the required screening area and a vertical obscuring effect, of such height and width as is determined adequate by the Planning Commission, for proper screening between land uses.

b. The relationship between deciduous and evergreen plant materials shall ensure that a maximum obscuring effect will be maintained throughout the various seasonal periods.

3. **Standards for Berms.**

a. Berms shall be constructed so as to maintain a side slope not to exceed a one (1) foot rise to a three (3) foot run ratio.

b. Berms not containing planting beds shall be covered with grass or living groundcover maintained in a healthy growing condition.

c. Berms shall be constructed in a way that does not alter drainage patterns on-site or adjacent properties or obstruct vision for reasons of safety, ingress, or egress.

d. If a berm is constructed with a retaining wall or by terracing, the earthen slope shall face the exterior of the site.

e. Berms shall be constructed of landscaping material acceptable to the Planning Commission. Berms shall not contain construction material/debris, garbage, junk, or other debris not typically used as landscaping material.

B. Installation and Maintenance.

1. All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workman-like manner and according to accepted good planting and grading procedures.

2. The owner of property required to be landscaped by this Ordinance shall maintain such landscaping in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead

material shall be replaced within six (6) months of damage or death or the next appropriate planting period, whichever comes first.

C. Screening/Buffering Plans.

The plans for required protective screening shall be submitted to the Zoning Administrator for recommendations as to the suitability and arrangement of planting material. Any limbs, shrubs, or bushes which extend into the property of the adjoining residential property owner may be trimmed back by the residential property owner.

D. Waiver.

The Planning Commission may waive or modify any requirements in this Section where cause can be shown that no good purpose would be served with conformance to this Section and that:

1. Granting the modification or waiver will not cause a substantially adverse effect on neighboring properties and will not produce nuisance conditions to occupants of nearby properties.
2. Granting the modification or waiver will not otherwise impair the public health, safety, and general welfare of the residents.
3. Granting the modification or waiver will uphold the spirit and intent of this Ordinance.

Section 319 Landscaping Requirements

A. General.

Landscaping is required for all new buildings and additions which require site plan review by the Planning Commission. Said landscaping shall be completed within one (1) year from the date of occupancy of the building.

B. Design.

1. **Clear Vision.** No landscaping shall interfere with or obstruct the vision of traffic.
2. **Front Yards.** Front setbacks shall be completely landscaped, except for those areas occupied by access driveways, walls, and structures.
3. **Roadside Side Yards.** All flanking roadside setbacks shall be completely landscaped, except for those areas occupied by utilities, access driveways, paved walks, walls, and structures.

4. **Existing Plant Material.** Existing plant material, which complies with the standards and intent of this Ordinance, as determined by the Zoning Administrator, shall be credited toward meeting the landscape requirements.
5. **Maintenance.** All live landscaping required by this Ordinance shall be properly maintained. All dead or dying landscaping shall be replaced immediately and all sodded areas mowed, on a regular basis. All landscaping elements shall be maintained so as to not interfere with or obstruct traffic vision or create any hazard. The Zoning Administrator may extend the period to replace unhealthy and dead material to within six (6) months of damage or death or the next appropriate planting period, whichever comes first.

Section 320 Private Roads

A. Site Plan Review Required.

1. Application, review, and approval of a proposed private road that serves five (5) or more lots shall follow the same procedures as **Section 503** (Site Plan Review Procedures). Application for approval of a private road shall include a site plan sealed by a professional engineer showing:
 - a. Existing and proposed lot lines.
 - b. The location of existing and proposed structures.
 - c. The width and location of the private road easement.
 - d. A cross-section of the proposed road showing the type of material the road base and surface will consist of.
 - e. Utility plans including the location and size/capacity of stormwater drainage systems, septic system, private wells, and private utilities such as telephone, electric, and cable service.
 - f. Proposed locations of driveways off the private road.
 - g. Any existing or proposed structures, trees, or other obstructions within the proposed right-of-way.
 - h. All plans as submitted for approval shall show the private road easement including a legal description and must include the grade for these roads.
2. **Application Review and Approval or Denial.**
 - a. The Zoning Administrator shall send the private road plans to the appropriate Emergency Services and Fire Protection agencies, to the County Drain Commissioner, to the County Road Commission, and to the Township Attorney for review and comment. Any proposed road

maintenance agreement and road easement agreement shall be sent to the Township Attorney for review and comment.

- b. County Road Commission, County Drain Commissioner, Emergency Services and Fire Protection agencies, Township, and Township Attorney comments shall be forwarded to the Planning Commission. After reviewing all materials and recommendations submitted, the Planning Commission shall approve, deny, or approve with conditions the application for a private road.
- c. If the application is denied, the reasons for the denial and any requirements for approval shall be given in writing to the applicant.
- d. The Zoning Administrator shall arrange for inspections during construction of and upon completion of the private road.

B. Standards.

Where a private road serves five (5) or more lots, the road shall be developed in accordance with losco County Road Commission design standards regarding right-of-way, drainage, construction, erosion control, surface, and signage. The Township will solicit feedback from the losco County Road Commission on the proposed road.

C. Nonconforming Existing Private Roads.

Private roads, which serve five (5) or more lots, existing on the effective date of this Ordinance and which do not conform to the standards in **subsection B** are not required to upgrade to the standards in **subsection B**. However, if an existing nonconforming private road is improved, extended, or proposed to serve a greater number of properties than it currently serves, then conformance to the standards in **subsection B** shall be required unless the Planning Commission waives this requirement upon determination that:

- 1. Granting the waiver will not cause a substantially adverse effect on properties which are and will be accessed by the private road, or
- 2. There are physical barriers which prohibit the upgrading of the road to losco County Road Commission standards.

Section 321 Off-Street Parking

- A. **General.** Off-street parking shall be provided in compliance with this Section in the following circumstances:
 - 1. **New Construction.** For all buildings and structures erected and all uses of land established after the effective date of this Ordinance.
 - 2. **Enlargement.** Whenever a building is expanded to increase its usable floor area.
 - 3. **Change in Use.** Whenever the use of a building or portion of a building is changed to accommodate a use requiring more parking than the former use.
 - 4. **Parking Area Construction and Expansion.** Normal maintenance, such as re-grading of gravel parking areas or the addition of top coat or sealer to existing paved parking areas, will not trigger full off-street parking compliance; however, pulverizing an existing asphalt, concrete, or other paved parking surface or the outright removal or substantial modification of the paved surface in preparation for paving, shall, for the purposes of this Section, be considered a new parking area.
 - 5. Regulations pertaining to off-street parking shall not apply to buildings in existence at the time of adoption of this Ordinance unless 1 through 4 (above) apply.

- B. **Parking Space Requirements.** Parking spaces shall be provided in accordance with the following:
 - 1. **Required Number.** The off-street parking spaces required for each use permitted by this Ordinance shall not be less than that found in [Table B.1](#), provided that any fractional parking space be computed as a whole space. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accordance with the use which the Planning Commission considers to be similar in type. Loading spaces as required in this Ordinance shall not be construed as part of the minimum required parking spaces for any facility.

Table B.1 Parking Spaces Required

Use	Parking Spaces Required
Assembly	1 per 300 gross square feet
Dwelling Unit	2 per dwelling unit
Health Club	1 per 100 gross square feet
Hotel/Motel & Other Lodging Establishment	1 per sleeping unit plus 1 per employee
Industry	1 per 500 square feet
Medical Office	1 per 200 gross square feet

Reno Township Zoning Ordinance

Office	1 per 300 gross square feet
Restaurant	1 per 100 gross square feet
School	1 per 3.5 seats in assembly rooms plus 1 per faculty
Warehouse	1 per 500 gross square feet
Retail	1 per 200 gross square feet
Nursery schools or child day care centers	2 for each employee plus 1 space for each 8 children of licensed authorized capacity
Adult foster care homes convalescent homes	1 for each 3 beds or 2 rooms, whichever is less, plus 1 for each employee on duty based upon maximum employment shift.
Private clubs or lodges	1 for each 4 persons allowed within the maximum occupancy load as established by city, county, or state fire, building, or health codes
Beauty parlor or barber shop	2 spaces for each of the first 2 beauty or barber chairs, and 1.5 spaces for each additional chair
Laundromats and coin operated dry cleaners	1 for each 4 washing and/or dry cleaning machines
Dry cleaners	2 for every 1,000 square feet of gross leaseable floor area
Mortuary establishment	3 for each 100 square feet of useable floor area
Automobile repair garage or gas stations	2 for each service rack or pit and 1 for each single or dual gasoline pump, but not less than 6 spaces
Automobile wash (self-service or coin operated)	3 for each washing stall in addition to the stall itself, plus 1 upon exiting each stall
Motor vehicle sales and service	1 for each 200 square feet of gross floor space of sales room and 1 for each 1 service stall.
Mini-warehouses, self-storage establishments	1 per 10 storage units, equally distributed throughout the storage area
Studios specializing in the instruction of musical arts, dance, health, and fitness; and exercise centers	1 for each 200 square feet of useable floor area, plus spaces required for any pools, tennis courts, etc.
Bowling alleys	4 for each bowling lane
Campground or RV park	One (1) for every campsite plus one (1) for each employee per shift

2. **Combination of Uses.**

- a. Where there is a combination of uses on a lot which overlap in hours of operation, the required number of parking spaces shall be the sum of that found for each use.

- b. Joint use of the same parking area may be permitted for two (2) or more uses located on the same, adjacent, or nearby lots provided that the developer or owner demonstrates to the satisfaction of the Township that the uses will not overlap in hours of operation or in demand for shared spaces. Shared parking shall contain enough parking spaces to satisfy the parking requirements for the use requiring the largest number of spaces.

- 3. **Location of Lot.** The parking spaces required by this Ordinance shall be provided on the same lot as the use or where the exclusive use of such is provided on another lot not more than five hundred (500) feet radially from the subject lot within the same or less-restrictive zoning district.

- 4. **Accessible Spaces.** Accessible parking spaces and passenger loading zones shall be provided in accordance with the building code and ADA requirements. Passenger loading zones shall be designed and constructed in accordance with **ADA standards**.

- 5. **Parking Stall Dimension.** Parking stall dimensions shall be in accordance with the following:
 - a. **Width.** A minimum width of eleven (11) feet shall be provided for each parking stall.
 - (1) Exceptions:
 - (a) Compact parking stalls shall be permitted to be nine (9) feet wide.
 - (b) Parallel parking stalls shall be permitted to be ten (10) feet wide.
 - (c) The width of a parking stall shall be increased by twenty (20) inches for obstructions located on either side of the stall within fourteen (14) feet of the access aisle.
 - (d) Accessible parking spaces shall be designed in accordance with ADA standards.
 - b. **Length.** A minimum length of twenty-two (22) feet shall be provided for each parking stall.
 - (1) Exceptions:
 - (a) Compact parking stalls shall be permitted to be twenty (20) feet in length.
 - (b) Parallel parking stalls shall be a minimum of twenty-four (24) feet in length.

- C. **Design of Parking Facilities.** The design of parking facilities shall be in accordance with the following:
 - 1. **Driveway Width.** Every parking facility shall be provided with one (1) or more access driveways, and the width of the traveled portion excluding shoulder and ramping shall be not less than:
 - a. Private driveways shall be at least fourteen (14) feet in width.

- b. Commercial driveways: Eighteen (18) feet for one-way enter/exit.
 - c. Twenty-eight (28) feet for two-way enter/exit.
2. **Driveway and Ramp Slopes.** The maximum slope of any driveway or ramp shall not exceed twenty (20) percent. Transition slopes in driveways and ramps shall be provided in accordance with the standards set by the Zoning Administrator in consultation with an engineer, if needed.
 3. **Stall Access.** Each required parking stall shall be individually and easily accessed. No automobile shall be required to back onto any public road or sidewalk to leave any parking stall when such stall serves more than two (2) dwelling units or non-residential uses. All portions of a public lot or garage shall be accessible to other portions thereof without requiring the use of any public road.
 4. **Compact-to-Standard Stall Ratio.** The maximum ratio of compact stalls to standard stalls in any parking area shall not exceed one (1) to six (6).
 5. **Screening.** A three (3) foot-high buffer at the public way shall be provided for all parking areas of five (5) or more parking spaces.
 6. **Striping.** All parking stalls shall be striped.
 - a. **Exception.** A private garage or parking area for the exclusive use of a single-family dwelling.
 7. **Lighting.** All lights illuminating a parking or yard area shall be designed and located so as to reflect away from any traffic, road, and adjacent property.

D. Waiver of Standards.

The Township recognizes that, due to the specific requirements of any given development, flexible application of the parking standards set forth in this Section may be required to prevent traffic congestion, unauthorized parking on adjacent roads or neighboring site, excessive paving and stormwater runoff, and misuse of space which could otherwise be left as open space.

1. The Planning Commission, based on a recommendation from the Zoning Administrator, may permit deviations from the requirements of this Section and may require more or allow less parking whenever it finds that such deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question.
2. The Planning Commission may attach conditions to the approval of a deviation from the requirement of this Section that bind such approval to the specific use in question. Where a deviation results in a reduction of parking, the Planning Commission may further impose conditions which ensure that adequate reserve area is set aside for future parking, as needed.

Section 322 Loading Spaces

A. General.

Loading spaces shall be provided on the same lot for every building involved in the receipt of distribution of materials or merchandise. No loading space is required if prevented by an existing lawful building.

B. Size.

Each loading space shall have a clear height of fourteen (14) feet and shall be directly accessible through a usable door not less than three (3) feet in width and six (6) feet, eight (8) inches high. The minimum area of a loading space shall be four hundred (400) square feet and the minimum dimensions shall be twenty (20) feet long and ten (10) feet deep.

Section 323 Signs

A. Purpose.

The purpose of the provisions of this Section is to regulate outdoor signs designed to be visible to the public in a manner which does not restrict the content while recognizing the mass communications needs of businesses and other parties. The number and size of signs may be distracting to motorists and pedestrians and can create a traffic hazard. The number and size of signs can also reduce the effectiveness of signs needed to direct the public and may mar the appearance of the landscape. The provisions of this Section are intended to apply the minimum amount of regulation in order to protect property values, preserve the desirable character and personality of the Township, create a more attractive business environment, and promote pedestrian and traffic safety.

B. General Provisions for all Districts.

1. **Conformance to Codes.** Any sign hereafter erected shall conform to the provisions of this Ordinance and the provisions of the Michigan Building Code and of any other ordinance or regulation within Reno Township.
2. **Setback.** No sign other than an official traffic sign or similar sign shall be erected within ten (10) feet of the lot lines adjoining any road, right of way, easement, or within any public way, or easements unless specifically authorized by other ordinances or regulations of Reno Township or by specific authorization for deviation of setback by the Zoning Administrator.
3. **Projections Over Public Ways.** Signs projecting over public walkways shall be permitted to do so only subject to the projection and clearance limits either defined herein or, if not so defined, at a minimum height of ten (10) feet from grade level to the bottom of the sign.

4. **Traffic Visibility.** No sign or sign structure shall be erected at any intersection of any road in such a manner as to obstruct free and clear vision, nor at any location where by its position, shape, or color it may interfere with or obstruct the view of or be confused with any authorized traffic sign, signal or device.
5. **Animation and Changeable Messages.** Animated signs are permitted on commercial lots only. Changeable copy signs, manually activated, are permitted for nonresidential uses in all zones. Changeable copy signs, electrically activated, are permitted in all nonresidential zones.
6. **Maintenance and Unsafe Signs.** Every sign permitted by this Ordinance shall be kept in good condition and repair. When any sign becomes insecure, in danger of falling, or is otherwise deemed unsafe by the Zoning Administrator, or if any sign shall be unlawfully installed, erected, or maintained in violation of any of the provisions of this Ordinance, the owner thereof or the person or firm using same shall, upon written notice by the Zoning Administrator forthwith in the case of immediate danger, and in any case within not more than ten (10) days, make such sign conform to the provisions of this Ordinance, or shall remove it. If within ten (10) days the order is not complied with, the Zoning Administrator shall be permitted to remove or cause such sign to be removed at the expense of the owner and/or the user of the sign.
7. **Abandoned Signs.**
 - a. An abandoned sign is any sign to which any of the following applies:
 - (1) The sign is located on a property on which the use has been abandoned.
 - (2) The sign has remained blank over a period of one (1) year.
 - (3) The sign’s message becomes illegible in whole or substantial part.
 - (4) The sign which has fallen into disrepair.
 - b. **Removal of Abandoned Signs.** In the event that a sign is determined to be abandoned, the Zoning Administrator shall give notice in the form of a letter to the property owner that the sign has been determined to be abandoned. The property owner shall have ninety (90) days to remove said sign. Upon the expiration of ninety (90) days, the Zoning Administrator shall give a second notice in the form of a letter. If the sign is not removed within ten (10) days of receipt of the second notice, the sign shall be considered in violation of this Ordinance.
8. **Nonconforming Signs.** Any sign legally existing at the time of the passage of this Ordinance that does not conform in location, height, or size with the regulations of the zone in which such sign is located, shall be considered a legal nonconforming sign and shall be permitted to continue in such status until such time as it is either abandoned or removed by its owner, subject to the following limitations:

- a. Structural alterations, enlargement, or re-erection are permissible only where such alterations will not increase the degree of nonconformity of the signs.
 - b. Any legal nonconforming sign shall be removed or rebuilt without increasing the existing height or area if it is damaged, or removed if allowed to deteriorate to the extent that the cost of repair or restoration exceeds fifty (50) percent of the replacement cost of the sign as determined by the Zoning Administrator.
 - c. If a nonconforming sign is abandoned, it shall be regulated under [subsection B.7](#).
9. **Substitution Clause.** Signs which express non-commercial speech may be erected in any district and are regulated by this Section.

C. Exempt Signs.

The following signs shall be exempt from the provisions of this Section. No sign shall be exempt from [subsection B.3 through B.7](#).

- 1. Official notices authorized by a court, public body, or public safety official.
- 2. Signs erected by the federal, state, or township governments.
- 3. Memorial plaques, building signs, and building cornerstones when cut or carved into a masonry surface or when made of noncombustible material and made an integral part of the building or structure.
- 4. Flags.
- 5. Seasonal decorations within the appropriate public holiday season.
- 6. Works of fine art or murals.
- 7. Street address signs and combination nameplate and street address signs which do not exceed six (6) square feet in area.
- 8. On nonresidential property, permanent, freestanding accessory signs that do not exceed six (6) square feet each.
- 9. On nonresidential property, accessory signs on structures such as gas pumps or storage sheds.
- 10. Signs when located on or below a canopy, awning, or marquee.
- 11. Signs in windows.

12. Signs not readable by motorists or pedestrians on any road, alley, waterbody, public lands, or adjacent lots.
13. Signs upon or constructed within archways over driveways.

D. Prohibited Signs.

The following devices and locations shall be specifically prohibited:

1. Signs located in such a manner as to obstruct or otherwise interfere with an official traffic sign, signal, or device, or obstruct or interfere with a driver's view of approaching, merging, or intersecting traffic.
2. Except as provided for elsewhere in this Ordinance, signs encroaching upon or overhanging the public right-of-way. No sign shall be attached to any utility pole, light standard, street tree, or any other public facility located within the public right-of-way.
3. Signs which blink, flash, or are animated by lighting in any fashion that would cause such signs to have the appearance of traffic safety signs and lights or municipal vehicle warnings from a distance.
4. Portable signs except as allowed for temporary signs and portable changeable copy message boards.
5. Any sign attached to, or placed on, a vehicle or trailer parked on public or private property, except for signs meeting the following conditions:
 - a. The primary purpose of such a vehicle or trailer is not the display of signs.
 - b. The signs are magnetic, decals, or painted upon an integral part of the vehicle or equipment as originally designed by the manufacturer and do not break the silhouette of the vehicle.
 - c. The vehicle or trailer is in operating condition, currently registered and licensed to operate on public roads when applicable, and actively used or available for use in the daily function of the business to which such signs relate.
6. Balloons, streamers, or pinwheels except those temporarily displayed as part of a special sale, promotion, or community event. For the purposes of this subsection, "temporarily" means no more than twenty (20) days in any calendar year.
7. **Obscene Material.** Signs which contain statements, words, or pictures of an obscene nature which would appeal predominantly to a prurient interest in sexual conduct, depict or describe

sexual conduct in a patently offensive way, or be offensive, rude, lewd, or disgusting according to accepted moral standards.

E. Sign Permits.

1. **Zoning Permit.** A zoning permit is required unless specifically exempted, a permit must be obtained from the Zoning Administrator for the erection and maintenance of all signs erected or maintained within Reno Township and in accordance with other ordinances of Reno Township. Exemptions from the necessity of securing a permit, however, shall not be construed to relieve the owner of the sign involved from responsibility for its erection and maintenance in a safe manner and in a manner in accordance with all the other provisions of this Ordinance.
2. **Sign Construction Documents.** Before any permit is granted for the erection of a sign or sign structure requiring such permit, construction documents shall be filed with the Zoning Administrator showing the dimensions, materials, and required details of construction, including loads, stresses, anchorage, and any other pertinent data. The permit application shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected.
3. **Changes To Signs.** No sign shall be structurally altered, enlarged, or relocated except in conformity to the provisions herein, nor until a proper permit, if required, has been secured. The changing or maintenance of movable parts or components of an approved sign that is designed for such changes, or the changing of copy, lettering, sign faces, colors, display, graphic matter, or the content of any sign shall not be deemed a structural alteration.
4. **Sign Permit Fees.** Permit fees to erect, alter, or relocate a sign shall be in accordance with the fee schedule adopted within Reno Township.

F. Specific Sign Requirements.

The use of signs shall be limited to the following tables, subject to all other requirements of this Section. The existence of a particular sign type does not preclude the existence of other sign types on the same lot (i.e. a lot may have the allowed number of each type of sign).

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Residential Uses

Sign Type	Single-Family & Two-Family Residential	Multiple-Family Residential
Primary Sign, Freestanding <i>(permanent)</i>	Size: 16 sq ft Number Allowed: 1 Height: 5 ft	Size: 32 sq ft Number Allowed: 2 per subdivision entrance (one on each side of the driveway) Height: 5 ft
Wall Signs <i>(permanent)</i>	Size: 16 sq ft Number Allowed: 1	Size: 32 sq ft Number Allowed: 1
Temporary Signs <i>(no permit needed)</i>	32 sq ft in sum (total of all temporary signs)	
Portable Changeable Copy Message Boards <i>(no permit needed)</i>	1 at 32 sq ft	
Digital or Static Message Center (Changeable Copy Signs) <i>(permanent)</i> (subsection G)	Not allowed	
Projecting Signs <i>(permanent)</i>	Not allowed	Size: 12 sq ft Number Allowed: 1 per entrance Height: 8 ft from ground level <i>(minimum)</i>
Off-Premise Signs	Not allowed	

All sign sizes and heights are maximums unless indicated otherwise

Non-Residential Uses

Sign Type	Non-Residential in a Commercial District	Non-Residential Use in a R-1 or A-R District	
Primary Sign, Freestanding <i>(permanent)</i>	Size: 64 sq ft Number Allowed: 2 (on each road frontage) Height: 12 ft	Size: 16 sq ft Number Allowed: 1 Height: 5 ft	
Wall Signs <i>(permanent)</i>	Size:	Size: 32 sq ft Number Allowed: 1 per road frontage	
	Distance from Road		% of building elevation permitted for sign area
	20 ft – 100 ft		50%
	101 ft – 300 ft		75%
	Over 301 ft	90%	
Temporary Signs <i>(no permit needed)</i>	32 sq ft in sum (total of all temporary signs)		
Portable Changeable Copy Message Boards <i>(no permit needed)</i>	1 at 32 sq ft		
Digital or Static Message Center (Changeable Copy Signs) <i>(permanent)</i>	See subsection G and B.5		
Cluster Signs <i>(permanent)</i>	Cluster signs shall be permitted on a case-by-case basis. The size and height of each sign on the structure shall be at the discretion of the Zoning Administrator.		
Projecting Signs <i>(permanent)</i>	Size: 16 sq ft Number Allowed: 1 per each 50 ft lineal feet of building frontage Height: 8 ft from ground level <i>(minimum)</i>		
Roof Signs	Permitted but limited to a height above the roofline of the elevation parallel to the sign face of no more than 15% of the height of the roofline. The sign are for roof signs shall be assessed against the aggregate permitted area for wall signs on the elevation of the building mostly closely parallel to the face of the sign.		
Menu Boards	Size: 50 sq ft		
Off-Premise Signs	See subsection H (Small) and subsection I (Large)		

All sign sizes and heights are maximums unless indicated otherwise

G. Digital Message Centers (Changeable Copy Signs).

1. A digital message center shall be allowed to have changing messages, scrolling messages, and animation, but shall not be allowed to contain flashing elements.
2. The electronic elements shall be of an intensity that the brightness and motion shall not adversely affect surrounding or facing premises, nor adversely affect the safe vision of pedestrians or operators of vehicles on public or private roads, driveways, or parking areas.
3. A digital message center shall contain a default mechanism that freezes the sign in one position if a malfunction occurs.
4. A digital message center shall contain a mechanism to automatically adjust the intensity of its display according to natural ambient light conditions.

H. Small Off-Premise Signs.

Small off-premise signs shall be allowed on private property provided there exists a written agreement between the property owner and the sign owner. Said agreement shall be on file with the Township.

1. Small off-premise signs may be located on vacant or occupied lots. Small off-premise signs on occupied lots shall NOT count toward that lot’s sign size limitations.
2. Small off-premise signs shall be no greater than sixteen (16) square feet.
3. One (1) small off-premise sign shall be allowed on each lot.
4. A zoning permit is required.

I. Large Off-Premise Signs (Billboards).

Billboards (larger than sixteen (16) square feet) but no greater than six hundred seventy-two (672) square feet may be established along state highways only provided that they meet the following conditions:

1. **Number Allowed.** Not more than one (1) billboard may be located per linear mile of road or highway regardless of the fact that such billboards may be located on different sides of the subject road or highway. The linear mile measurement shall not be limited to the boundaries of the Township where the particular road or highway extends beyond such boundaries. Double-faced billboard structures (i.e., structures having back-to-back billboard faces) and V-type billboard structures having only one (1) face visible to traffic proceeding from any given direction on a road or highway shall be considered as one (1) billboard. Additionally, billboard structures having tandem billboard faces (i.e., two (2) parallel billboard faces facing the same direction and side-by-side to one another) shall be considered as one (1) billboard. Otherwise, billboard

structures having more than one (1) billboard face shall be considered as two (2) billboards and shall be prohibited in accordance with the minimum spacing requirement set forth in **subsection 2** below.

2. **Distance.** In no case shall the spacing of such signs be closer than fifteen hundred (1,500) feet from an existing billboard, business, or residential driveway.
3. **Illumination.** A billboard may be externally illuminated, provided such external illumination is concentrated on the surface of the sign and is so located as to avoid glare or reflection onto any portion of an adjacent road or highway, the path of on-coming vehicles, or any adjacent premises. In no event shall any billboard have flashing or intermittent lights, nor shall the lights be permitted to rotate or oscillate except in conformance with subsection 4 below.
4. **Digital Billboards.**
 - a. **Rate of Change.** The rate of change between static messages or images shall not exceed more than one (1) change per eight (8) seconds. Each change shall be complete in one (1) second or less.
 - b. **Luminance.** The sign shall possess and utilize automatic dimming capabilities so that the maximum luminescence level is not more than 0.3 footcandles over ambient light levels measured at a distance of one hundred fifty (150) feet for those sign faces less than or equal to three hundred (300) square feet.
 - c. Digital billboards shall be configured to default to a static display in the event of mechanical failure.
5. **Structure.** A billboard must be constructed in such a fashion that it will withstand all wind and vibration forces, which can normally be expected to occur in the vicinity. A billboard must be maintained so as to ensure proper alignment of structure, continued structural soundness, and continued readability of the message.
6. **Highway Advertising Act.** A billboard established along a State of Michigan trunkline, in addition to complying with the above conditions, shall also comply with all applicable provisions of the [Highway Advertising Act, 1972 PA 106](#), as amended, and the regulations promulgated thereunder.
7. **Planning Commission Approval Required.** Billboards are subject to review and approval by the Planning Commission.

Article 4 District Regulations

Sec	Name	Pg
401	Zoning Districts	4-1
402	Zoning Map	4-1
403	Application of District Regulations	4-3
404	Classification of Unlisted Property Uses	4-4
405	Residential District (R-1)	4-5
406	Agricultural & Residential District (A-R)	4-8
407	Recreational & Forestry District (R-F)	4-12
408	Commercial District (C)	4-16
409	Full Table of Permitted & Special Uses	4-22

Section 401 Zoning Districts

In order to classify, regulate, and restrict the locations of uses and locations of buildings designated for specific areas; and to regulate and determine the areas of yards, courts, and other open spaces within or surrounding such buildings, property is hereby classified into districts as prescribed in this Article. For the purpose of this Ordinance, the Reno Township is hereby divided into the following Zoning Districts:

Reno Township Zoning Districts	
R-1	Residential District
A-R	Agricultural & Residential District
R-F	Recreation & Forestry District
C	Commercial District

Section 402 Zoning Map

The boundaries of each zoning district are to be indicated upon the official zoning map as approved by the Township Board and titled “**Reno Township Zoning Map**.” Said map and subsequent amendments thereto shall be considered as a part of this Ordinance.

A. District Boundaries.

The boundaries of these districts are hereby established as shown on the “**Reno Township Zoning Map**”,

Reno Township Zoning Ordinance

which accompanies this Ordinance, and which with all notations, references, and other information shown thereon shall be as much a part of this Ordinance as if fully described herein:

1. Unless shown otherwise, the boundaries of the districts are lot lines, section lines, the centerlines of roads, alleys, roads, or such lines extended, and the unincorporated limits of the Township.
2. A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of a change in a shoreline shall be construed as following the actual shoreline.
3. A boundary indicated as following the centerline of a stream, river, canal, lake, or other body of water shall be construed as following such centerline.
4. Where, due to the scale, lack of detail, or illegibility of the Zoning Map accompanying this Ordinance, there is any uncertainty, contradiction, or conflict as to the intended location of any district boundaries, shown thereon, interpretation concerning the exact location of district boundary lines shall be determined, upon written application, or upon its own motion, by the Zoning Board of Appeals.

B. Zoning of Vacated Areas.

Whenever any road or other public right-of-way within the Township shall have been abandoned by official government action; and when such right-of-way lands attach to and become part of the land adjoining said right-of-way, such right-of-way property shall automatically acquire and be subject to the provisions of the zoning district of the abutting property. In the case of an abandoned right-of-way which also serves as a district boundary, the centerline shall become the lot line of the respective adjoining properties.

C. Zoning of Filled Areas.

Whenever, after appropriate permits are obtained, any fill material is placed in any lake, stream, or wetland so as to create a usable or buildable space, such fill area shall take on the Zoning District and accompanying provisions of the land abutting said fill area. No use on any lake or stream shall be allowed which does not conform to the Ordinance provisions on the property from which said property emanates. No fill material shall be placed in any lake or stream within the Township unless appropriate permits are obtained from the State of Michigan.

D. Annexed Areas.

Any territory hereafter annexed shall automatically, upon such annexation, be classified as R-1 (Residential District) and be subject to all conditions and regulations applicable to property in such district.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Section 403 Application of District Regulations

A. Application of Area and Width Regulations.

- 1. The area or width of a lot shall not be reduced below the minimum requirements herein established for the district in which such lot is located.
- 2. Every new lot shall meet the minimum lot width requirements set forth in this Article and shall have frontage on and/or access to a public road.
- 3. **Measuring Lot Width.** The horizontal distance between the side lot lines, measured at the two (2) points where the front setback line intersects the side lot lines.

B. Application of Yard Regulations.

- 1. **Setbacks.**
 - a. **Measuring Setback.** The minimum required horizontal distance from an applicable lot line within which no building or structure can be placed, except as otherwise provided in this Ordinance. Setbacks are measured from the eave of the building.
 - b. **Front Setback.** The front setback shall be measured from the front lot line or applicable easement line.
 - c. **Setbacks on a Corner Lot.** When a lot is bounded by two (2) intersecting roads, the front setback requirements shall be met on the road on which the lot is assigned an address.
- 2. **Setbacks on a Double Frontage Lot.** In case of a row of double frontage lots, one (1) road will be designated as the front road for all lots in the plat in the request for a zoning permit. If there are existing structures in the same block fronting on one (1) or both of the roads, the required front setback shall be observed on those roads where such structures presently front.

C. Application of Height Regulations.

- 1. No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit hereinafter established for the district in which the building is located, except as otherwise provided in this Ordinance.
- 2. The height limitations of this Ordinance shall not apply to rooftop equipment, chimneys, church spires, flag poles, light poles, public monuments, wireless transmission towers, farm silos, or wind turbine generators, provided, however, that the Planning Commission may specify a height limit for any such structure when such structure requires authorization as a use permitted by Special Use in [Article 4](#) of this Ordinance.

D. Location and Number of Buildings on Lot.

No lot may contain more than one (1) principal (main) structure or use, except multiple-family dwellings, offices, retail business buildings, or other groups of buildings the Planning Commission considers to be principal structures or uses. The Planning Commission may allow more than one (1) residence per lot through the issuance of a Special Use for an Accessory Dwelling Unit permit pursuant to [Article 6](#) and [Section 703](#).

Section 404 Classification of Unlisted Property Uses

When the proposed use of land or use of a structure is not specified in this Ordinance, the Planning Commission shall have the power, upon written request of the property owner or Zoning Administrator, to classify the unlisted property use. In determining the proper classification of an unlisted property use, the Planning Commission shall consider the characteristics of the proposed unlisted property use in relation to similar and comparable uses listed in any zoning district and in relation to the requirements of the Township Master Plan. Once classified, the unlisted property use is subject to all applicable regulations pertaining to similar uses in the zoning district in which placed, including the regulations pertaining to uses subject to Special Use permit approval, if classified as such a use by the Planning Commission.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Section 405 Residential District (R-1)

R-1

A. Intent.

This residential district is designed to provide for sites for a mix of dwelling unit types and residentially related uses on smaller lots such as lots within subdivisions. The uses allowed are intended to promote a compatible arrangement of land uses for homes with the intent to keep neighborhoods relatively quiet and free of unrelated traffic influences.

B. Uses Allowed.

Permitted and Special Uses shall be limited to those listed below (also in [Section 409: Full Table of Permitted and Special Uses](#)) and shall be subject to all applicable provisions of [Article 5: Plot Plan and Site Plan Review](#), [Article 6: Special Use Review](#), and [Article 7: Supplemental Regulations](#).

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-1
Accommodation & Food/Event Services	
Bed & Breakfasts & Tourist Homes	S
Rooming Houses/Boarding Houses	P
Short Term Rental Homes §707	P*
Arts, Entertainment & Recreation	
Parks and Recreation Areas, Nature Areas, Conservation Areas, & Playgrounds (including but not limited to office buildings, retail buildings, and dwellings necessary for the maintenance of the use)	S
Educational Services/Religion	
Fine Arts Instruction	P
Public, Charter or Private Schools (elementary through high school)	P
Human Care & Social Assistance	
Adult Day Care Facility (6 or less adults) – IN PRIVATE HOME	P
Adult Day Care Facility (greater than 6 adults) – IN PRIVATE HOME	S
Adult Foster Care Family Homes (6 or less adults)	P
Child Care Home, Family (IN PRIVATE HOME)	P
Child Care Home, Group (IN PRIVATE HOME)	S
State-Licensed Residential Facilities (6 or less)	P

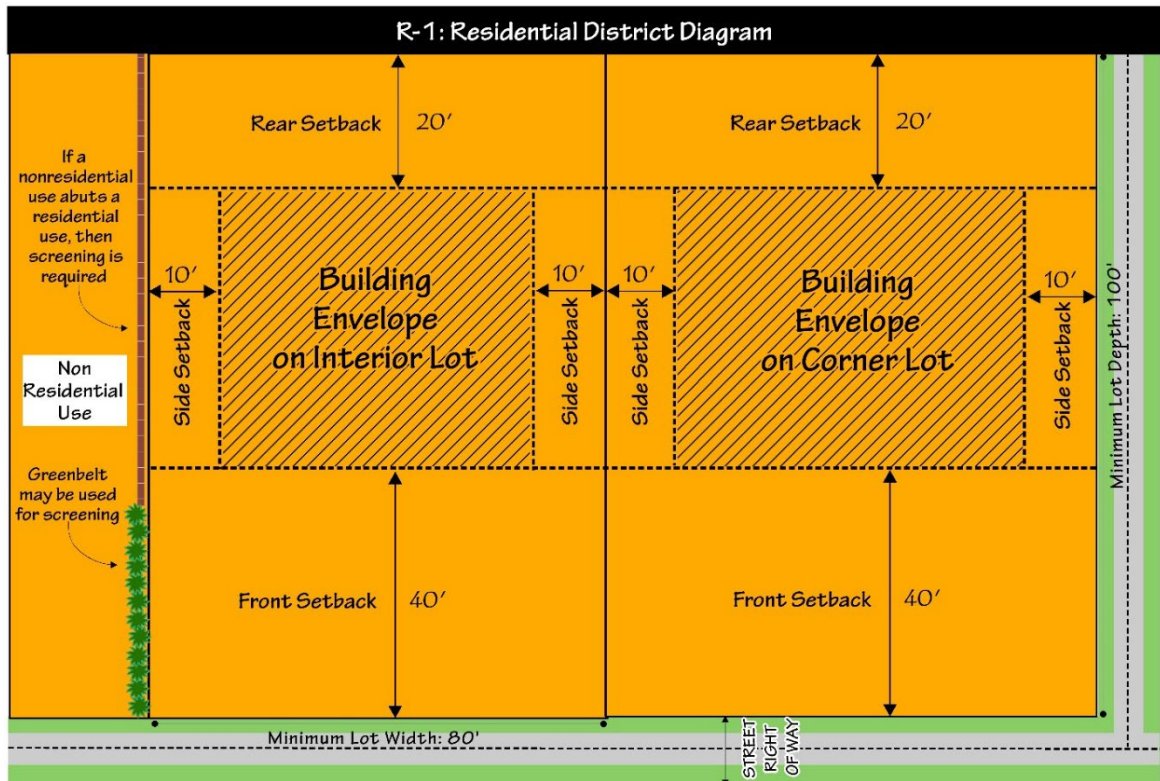
TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-1
Miscellaneous	
Accessory Buildings & Uses Incidental to Principal Uses §306	P*
Planned Unit Developments & Open Space Residential Developments §710	S*
Site Condominium Development §711	S*
Temporary Buildings	P
Residential Uses	
Accessory Dwelling Units/Guest Houses §703	S*
Home Occupations §702	P*
Cottage Industries §702	S*
Single-Family Dwelling	P
Two-Family Dwelling (duplex)	S
Utilities, Energy & Communications	
Essential Services	P

C. Development Standards for R-1 District.

Principal and accessory buildings within this district shall adhere to the standards within this table unless specifically stated otherwise in this Ordinance:

1. Lot & Structure Standards	
a. Lot Area (min.)	8,000 sq ft
b. Lot Width (min.)	80 ft
c. Lot Depth (min.)	100 ft
d. Building Height (max.)	35 ft
e. Dwelling Unit Size (min.)	720 sq ft for single-family dwellings Single-family dwelling units less than 720 sq ft may be permitted upon approval by the Planning Commission.
2. Setbacks (Figure 405)	
a. Front (min.)	40 ft
b. Side (min.)	10 ft
c. Rear (min.)	20 ft
3. Additional Development Standards	
a. Accessory Buildings	See §306
b. Screening	When a non-residential use abuts a residential use or district, screening is required per §318
c. Fences	See §317
d. Projections	<p>Front Yard: Open, unenclosed ramps, porches, platforms, or decks, not covered by a roof, shall be permitted to extend no more than 12 feet into the required front setback, provided such porch does not extend above the first level and is no more than 6 feet in width at any point.</p> <p>Rear and Side Yards: Open, unenclosed ramps, porches, platforms, or decks, not covered by a roof, may extend into 50% of the required rear setback but shall meet the principal building setback in the side yards. Windows shall be permitted to project into a rear setback no more than 24 inches.</p> <p>Eaves, cornices, or other similar architectural features shall be permitted to project into a setback no more than 24 inches. Chimneys shall be permitted to project no more than 2 feet, provided the width of any side setback is not reduced to less than 60 inches at the narrowest point.</p>
e. Passageways	<p>Separations Between Buildings. There shall be at least 10 feet of clear space between every principal building and accessory building on a lot. There shall be at least 20 feet of clear space between every residential building and another principal building on the same lot. The separation distance required may be reduced if firewalls as prescribed in the building code are installed, inspected, and approved by the building official of the jurisdiction.</p> <p>Location of passageways. Passageways shall be permitted to be located in a required setback. Passageways shall be open and unobstructed to the sky Any space between buildings or passageways that has less width than that prescribed herein shall not be further reduced.</p>
f. Signs	See §323

FIGURE 405



1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Section 406 Agricultural & Residential District (AR)

A-R

A. Intent.

The establishment of an Agricultural and Residential District allows for farming, larger lot residential uses, and other compatible uses.

B. Uses Allowed.

Permitted and Special Uses shall be limited to those listed below (also in [Section 409: Full Table of Permitted and Special Uses](#)) and shall be subject to all applicable provisions of [Article 5: Plot Plan and Site Plan Review](#), [Article 6: Special Use Review](#), and [Article 7: Supplemental Regulations](#).

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	A-R
Accommodation & Food/Event Services	
Bed & Breakfasts & Tourist Homes	S
Cabin Court or Cabin Complex (may include rental of other types of recreational structures – “glamping”)	S
Commercial Event Facilities (including Convention Centers, Conference Centers, Banquet Halls, Wedding Venues, Arenas, Stadiums) §705	S*
Food Trucks – 1 per lot (Zoning Administrator approval required) §706	P*
Food Trucks – more than 1 per lot (Planning Commission approval required) §706	S*
Microbreweries & Distilleries (serving directly to the public); Winery Tasting Rooms	S
Resorts, Vacation Lodges, & Vacation Farms	S
Restaurants	S
Rooming Houses/Boarding Houses	P
Short Term Rentals §707	P*
Wineries/Cider Mills with Retail Sales/Tasting Rooms (with growing and production occurring on the property)	S
Agriculture, Animals & Forest Products	
Agricultural Products Processing & Storage (excluding concentrated animal feeding operations & slaughterhouses)	S
Agricultural Tourism Businesses (on Farms)	S
Animal Sales Yards/Auctions for Livestock	S
Animal Shelter/Animal Rescue Facility	S

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	A-R
Agriculture, Animals & Forest Products (cont.)	
Biofuel Production Facilities on Farms §704	PS*
Boarding Stables; Riding Arenas	P
Bulk Seed, Feed, Fertilizer & Nursery Stock Outlet & Distribution Centers (including wholesale)	P
Composting Facility (large scale facility – compost material brought in & deposited)	P
Dog Grooming Establishments	P
Farming, Commercial	P
Farming, Domestic (Hobby Farm)	P
Farm Market (on property controlled by the affiliated farm)	P
Farm Product Sales (Fruit/Vegetable Market) – not affiliated with a specific farm	P
Firewood Sales (Commercial) – not including selling small bundles of campfire wood	S
Forestry/Forest Management (including forest harvesting & temporary (no more than 6 months) log storage yards on site)	P
Game Preserves/Hunting Preserves	P
Grain Elevators	S
Greenhouse; Nursery; Landscaping Establishment	S
Kennels (Outdoor)	S
Veterinary Clinic/Animal Hospital	P

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	A-R
Arts, Entertainment & Recreation	
Archery Ranges (indoor)	P
Campgrounds & RV Parks (may include rental of other types of recreational structures – “glamping”)	S
Camps (Summer Camps)	S
Canoe/Boat/Kayak Liveries	S
Country Clubs	S
Cultural & Fraternal Organizations	S
Equipment Rental, Motorized (ORV, Snowmobile)	S
Equipment Rental, Non-Motorized (Outfitter)	S
Golf Courses	S
Golf Driving Ranges	S
Historic Sites (commercial/open to the public)	P
Marinas & Dock Facilities	S
Parks and Recreation Areas, Nature Areas, Conservation Areas, & Playgrounds (including but not limited to office buildings, retail buildings, and dwellings necessary for the maintenance of the use)	P
Sportsmen’s Association/Firearms Ranges/Archery Ranges (outdoor)	S
Tours (Commercial Operations)	S
Wildlife Preserves	P
Zoos & Animal Tours/Attractions	S
Commercial, Services & Retail	
Agricultural Equipment, Building & Garden Equipment & Supplies Dealers	S
Flea Market	S
Taxidermy Shops	S
Educational Services/Religion	
Fine Arts Instruction	P
Places of Worship & Customary Accessory Uses	S
Public, Charter or Private Schools (elementary through high school)	P
Human Care & Social Assistance	
Adult Day Care Facility (6 or less adults) – IN PRIVATE HOME	P
Adult Day Care Facility (greater than 6 adults) – IN PRIVATE HOME	S
Adult Foster Care Family Homes (6 or less adults)	P

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	A-R
Human Care & Social Assistance (cont.)	
Adult Foster Care Small Group Home (7-12 adults)	S
Adult Foster Care Large Group Home (13-20 adults)	S
Adult Foster Care Congregate Facilities (over 20 adults)	S
Assisted Living Home/Nursing Home/Convalescent Home	S
Child Care Home, Family (IN PRIVATE HOME)	P
Child Care Home, Group (IN PRIVATE HOME)	S
Child Care Center/Nursery School (not in home)	S
State-Licensed Residential Facilities (6 or less)	P
Manufacturing, Industrial, & Waste Management	
Mining/Resource Extraction (incl sand, gravel, rock & mineral extraction)	S
Miscellaneous	
Accessory Buildings & Uses Incidental to Principal Uses §306	P*
Cemeteries including Columbaria & Mausoleums (human or pet)	P
Planned Unit Developments & Open Space Residential Developments §710	S*
Site Condominium Development §711	S*
Temporary Buildings	P
Public Facilities	
Municipal Buildings & Uses	P
Police & Fire Stations	P
Residential Use	
Accessory Dwelling Units/Guest Houses §703	S*
Dwelling Units in conjunction with a Commercial Establishment (only in districts where the commercial establishment is allowed)	P
Home Occupations §702	P*
Cottage Industries §702	S*
Manufactured Housing Community (with accessory uses such as laundry facilities, office building, & community building)	S
Multiple-Family Dwelling Units (Apartments)	S
Single-Family Dwelling	P
Two-Family Dwelling (duplex)	P

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	A-R
Utilities, Energy & Communications	
Battery Energy Storage Systems §713	S*
Essential Services	P
Solar Energy Facility (Utility-Scale/Commercial) §712	S*
Utility facilities including transformers, pump stations, substations, and buildings necessary to house utility equipment (when said improvements are necessary in order to provide adequate service by such utilities)	S

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	A-R
Utilities, Energy & Communications (cont.)	
Wind Energy System & Anemometer Towers (Utility Grid) §714	S*
Wind Energy Systems (On-Site) §714	S*
Wireless Facilities (Using Support Structures or Ground-Mounted) §716	S*
Wireless Facilities, Small Cell §716	S*

C. Development Standards for A-R District.

Principal buildings and accessory buildings within this district shall adhere to the standards within this table unless specifically stated otherwise in this Ordinance:

1. Lot & Structure Standards

a. Lot Area (min.)	9 acres
b. Lot Width (min.)	250 ft
c. Lot Depth (min.)	400 ft
d. Building Height (max.)	35 ft
e. Dwelling Unit Size (min.)	720 sq ft for single-family dwellings Single-family dwelling units less than 720 sq ft may be permitted upon approval by the Planning Commission.

2. Setbacks (Figure 406)

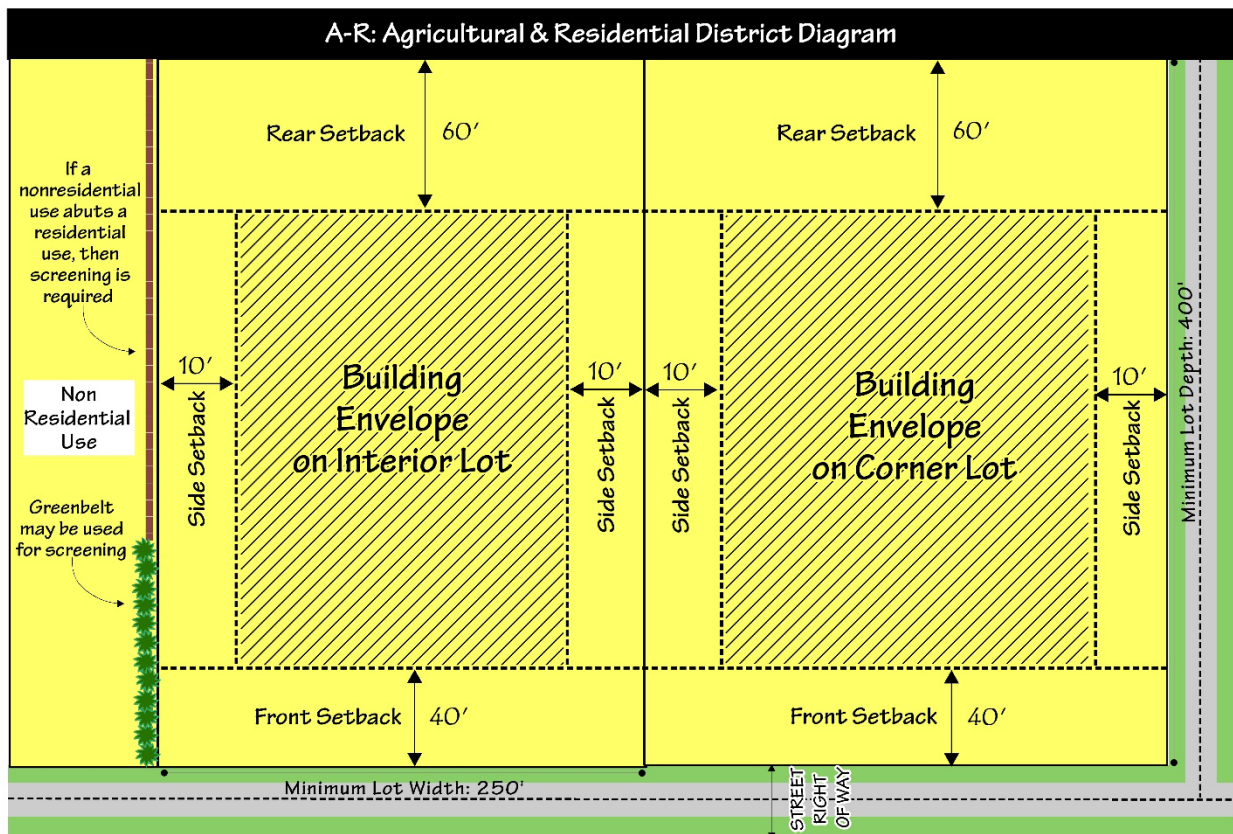
a. Front (min.)	40 ft
b. Side (min.)	10 ft
c. Rear (min.)	60 ft

3. Additional Development Standards

a. Accessory Buildings	See §306
b. Screening	When a non-residential use abuts a residential use or district, screening is required per §318
c. Fences	See §317
d. Projections	Front Yard: Open, unenclosed ramps, porches, platforms, or decks, not covered by a roof, shall be permitted to extend no more than 12 feet into the required front setback, provided such porch does not extend above the first level and is no more than 6 feet in width at any point. Rear and Side Yards: Open, unenclosed ramps, porches, platforms, or decks, not covered by a roof, may extend into 50% of the required rear setback but shall meet the principal building setback in the side yards. Windows shall be permitted to project into a rear setback no more than 24 inches.

	<p>Eaves, cornices or other similar architectural features shall be permitted to project into a setback no more than 24 inches. Chimneys shall be permitted to project no more than 2 feet, provided the width of any side setback is not reduced to less than 60 inches at the narrowest point.</p>
<p>e. Passageways</p>	<p>Separations Between Buildings. There shall be at least 10 feet of clear space between every principal building and accessory building on a lot. There shall be at least 20 feet of clear space between every residential building and another principal building on the same lot. The separation distance required may be reduced if firewalls as prescribed in the building code are installed, inspected, and approved by the building official of the jurisdiction.</p> <p>Location of passageways. Passageways shall be permitted to be located in a required setback. Passageways shall be open and unobstructed to the sky. Any space between buildings or passageways that has less width than that prescribed herein shall not be further reduced.</p>
<p>f. Signs</p>	<p>See §323</p>

FIGURE 406



Section 407 Recreational & Forestry District (R-F)

R-F

A. Intent.

The establishment of a Recreational and Forestry District allows those residents who desire to engage in forestry or farming operations and recreational pursuits, which complement forestry use, the opportunity to do so. This district is also intended to provide rural residential areas with compatible services.

B. Uses Allowed.

Permitted and Special Uses shall be limited to those listed below (also in [Section 409: Full Table of Permitted and Special Uses](#)) and shall be subject to all applicable provisions of [Article 5: Plot Plan and Site Plan Review](#), [Article 6: Special Use Review](#), and [Article 7: Supplemental Regulations](#).

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-F
Accommodation & Food/Event Services	
Bed & Breakfasts & Tourist Homes	S
Cabin Court or Cabin Complex (may include rental of other types of recreational structures – “glamping”)	S
Commercial Event Facilities (including Convention Centers, Conference Centers, Banquet Halls, Wedding Venues, Arenas, Stadiums) §705	S*
Food Trucks – 1 per lot (Zoning Administrator approval required) §706	P*
Food Trucks – more than 1 per lot (Planning Commission approval required) §706	S*
Microbreweries & Distilleries (serving directly to the public); Winery Tasting Rooms	S
Resorts, Vacation Lodges, & Vacation Farms	S
Restaurants	S
Rooming Houses/Boarding Houses	P
Short Term Rentals §707	P*
Wineries/Cider Mills with Retail Sales/Tasting Rooms (with growing and production occurring on the property)	S
Agriculture, Animals & Forest Products	
Agricultural Products Processing & Storage (excluding concentrated animal feeding operations & slaughterhouses)	S
Agricultural Tourism Businesses (on Farms)	S
Animal Sales Yards/Auctions for Livestock	S
Animal Shelter/Animal Rescue Facility	S

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	F-R
Agriculture, Animals & Forest Products (cont.)	
Biofuel Production Facilities on Farms §704	PS*
Boarding Stables; Riding Arenas	P
Bulk Seed, Feed, Fertilizer & Nursery Stock Outlet & Distribution Centers (including wholesale)	P
Composting Facility (large scale facility – compost material brought in & deposited)	P
Dog Grooming Establishments	P
Farming, Commercial	P
Farming, Domestic (Hobby Farm)	P
Farm Market (on property controlled by the affiliated farm)	P
Farm Product Sales (Fruit/Vegetable Market) – not affiliated with a specific farm	P
Firewood Sales (Commercial) – not including selling small bundles of campfire wood	S
Forestry/Forest Management (including forest harvesting & temporary (no more than 6 months) log storage yards on site)	P
Game Preserves/Hunting Preserves	P
Grain Elevators	S
Greenhouse; Nursery; Landscaping Establishment	S
Kennels (Outdoor)	S
Veterinary Clinic/Animal Hospital	P

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-F
Arts, Entertainment & Recreation	
Archery Ranges (indoor)	P
Campgrounds & RV Parks (may include rental of other types of recreational structures – “glamping”)	S
Camps (Summer Camps)	S
Canoe/Boat/Kayak Liveries	S
Country Clubs	S
Cultural & Fraternal Organizations	S
Equipment Rental, Motorized (ORV, Snowmobile)	S
Equipment Rental, Non-Motorized (Outfitter)	S
Golf Courses	S
Golf Driving Ranges	S
Historic Sites (commercial/open to the public)	P
Marinas & Dock Facilities	S
Parks and Recreation Areas, Nature Areas, Conservation Areas, & Playgrounds (including but not limited to office buildings, retail buildings, and dwellings necessary for the maintenance of the use)	P
Sportsmen’s Association/Firearms Ranges/Archery Ranges (outdoor)	S
Tours (Commercial Operations)	S
Wildlife Preserves	P
Zoos & Animal Tours/Attractions	S
Commercial, Services & Retail	
Agricultural Equipment, Building & Garden Equipment & Supplies Dealers	S
Flea Market	S
Taxidermy Shops	S
Educational Services/Religion	
Fine Arts Instruction	P
Places of Worship & Customary Accessory Uses	S
Public, Charter or Private Schools (elementary through high school)	P
Human Care & Social Assistance	
Adult Day Care Facility (6 or less adults) – IN PRIVATE HOME	P
Adult Day Care Facility (greater than 6 adults) – IN PRIVATE HOME	S
Adult Foster Care Family Homes (6 or less adults)	P

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-F
Human Care & Social Assistance (cont.)	
Adult Foster Care Small Group Home (7-12 adults)	S
Adult Foster Care Large Group Home (13-20 adults)	S
Adult Foster Care Congregate Facilities (over 20 adults)	S
Assisted Living Home/Nursing Home/Convalescent Home	S
Child Care Home, Family (IN PRIVATE HOME)	P
Child Care Home, Group (IN PRIVATE HOME)	S
Child Care Center/Nursery School (not in home)	S
State-Licensed Residential Facilities (6 or less)	P
Manufacturing, Industrial, & Waste Management	
Mining/Resource Extraction (incl sand, gravel, rock & mineral extraction)	S
Miscellaneous	
Accessory Buildings & Uses Incidental to Principal Uses §306	P*
Cemeteries including Columbaria & Mausoleums (human or pet)	P
Planned Unit Developments & Open Space Residential Developments §710	S*
Site Condominium Development §711	S*
Temporary Buildings	P
Public Facilities	
Municipal Buildings & Uses	P
Police & Fire Stations	P
Residential Use	
Accessory Dwelling Units/Guest Houses §703	S*
Dwelling Units in conjunction with a Commercial Establishment (only in districts where the commercial establishment is allowed)	P
Home Occupations §702	P*
Cottage Industries §702	S*
Multiple-Family Dwelling Units (Apartments)	S
Single-Family Dwelling	P
Two-Family Dwelling (duplex)	P

- | | | | | |
|------------------------------|-----------------------------------|----------------------------------|---------------------------------------|---------------------------------------|
| 1 Purpose & Authority | 2 Definitions | 3 General Provisions | 4 District Regulations | 5 Plot Plan & Site Plan Review |
| 6 Special Use Review | 7 Supplemental Regulations | 8 Zoning Board of Appeals | 9 Administration & Enforcement | 10 Adoption & Amendments |

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-F
Utilities, Energy & Communications	
Essential Services	P
Utility facilities including transformers, pump stations, substations, and buildings necessary to house utility equipment (when said improvements are necessary in order to provide adequate service by such utilities)	S

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-F
Utilities, Energy & Communications (cont.)	
Wind Energy Systems (On-Site) §714	S*
Wireless Facilities (Using Support Structures or Ground-Mounted) §716	S*
Wireless Facilities, Small Cell §716	S*

C. Development Standards for R-F District.

Principal buildings and accessory buildings within this district shall adhere to the standards within this table unless specifically stated otherwise in this Ordinance:

1. Lot & Structure Standards

a. Lot Area (min.)	9 acres
b. Lot Width (min.)	250 ft
c. Lot Depth (min.)	400 ft
d. Building Height (max.)	35 ft
e. Dwelling Unit Size (min.)	720 sq ft for single-family dwellings Single-family dwelling units less than 720 sq ft may be permitted upon approval by the Planning Commission.

2. Setbacks (Figure 407)

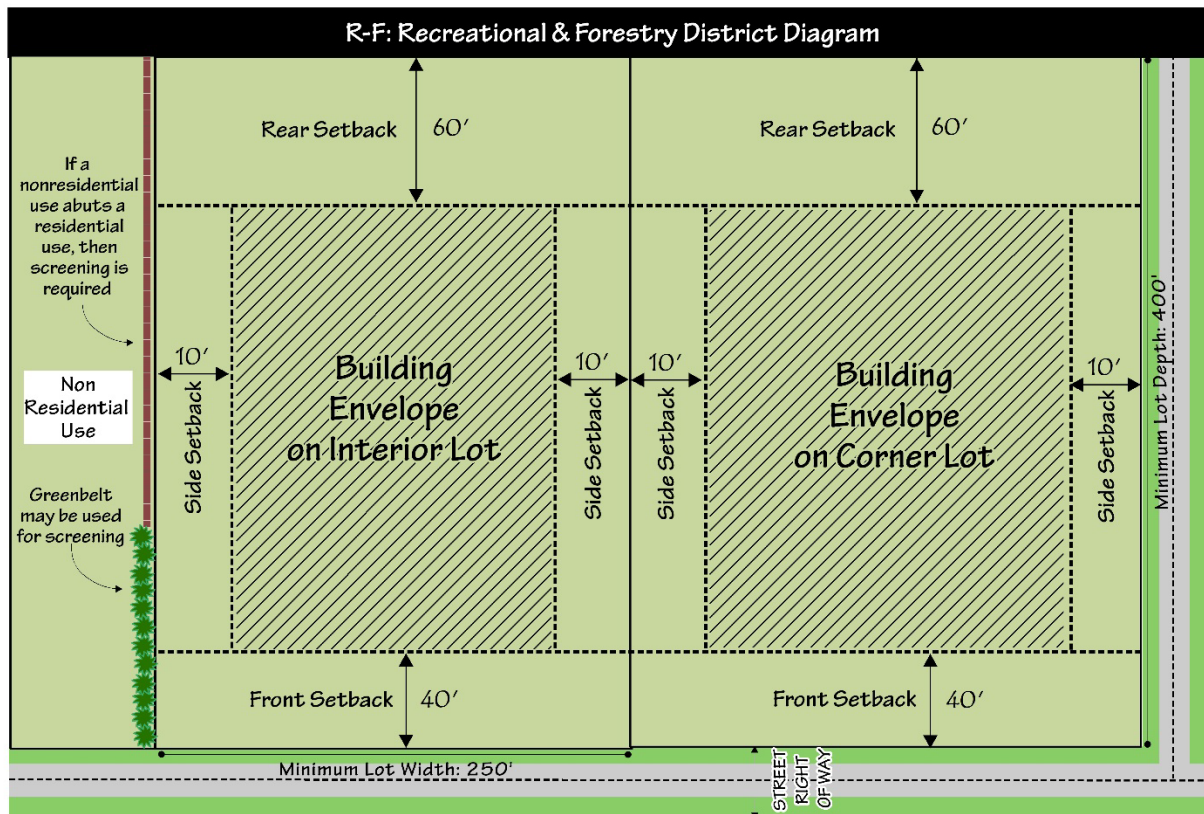
a. Front (min.)	40 ft
b. Side (min.)	10 ft
c. Rear (min.)	60 ft

3. Additional Development Standards

a. Accessory Buildings	See §306
b. Screening	When a non-residential use abuts a residential use or district, screening is required per §318
c. Fences	See §317
d. Projections	<p>Front Yard: Open, unenclosed ramps, porches, platforms, or decks, not covered by a roof, shall be permitted to extend no more than 12 feet into the required front setback, provided such porch does not extend above the first level and is no more than 6 feet in width at any point.</p> <p>Rear and Side Yards: Open, unenclosed ramps, porches, platforms, or decks, not covered by a roof, may extend into 50% of the required rear setback but shall meet the principal building setback in the side yards. Windows shall be permitted to project into a rear setback no more than 24 inches.</p> <p>Eaves, cornices or other similar architectural features shall be permitted to project into a setback no more than 24 inches. Chimneys shall be permitted to project no more than 2 feet, provided the width of any side setback is not reduced to less than 60 inches at the narrowest</p>

	point.
e. Passageways	<p>Separations Between Buildings. There shall be at least 10 feet of clear space between every principal building and accessory building on a lot. There shall be at least 20 feet of clear space between every residential building and another principal building on the same lot. The separation distance required may be reduced if firewalls as prescribed in the building code are installed, inspected, and approved by the building official of the jurisdiction.</p> <p>Location of passageways. Passageways shall be permitted to be located in a required setback. Passageways shall be open and unobstructed to the sky. Any space between buildings or passageways that has less width than that prescribed herein shall not be further reduced.</p>
f. Signs	See §323

FIGURE 407



Section 408 Commercial District (C)

C

A. Intent.

This district is intended to serve the commercial needs of residents, visitors and vehicular traffic passing through the Township.

B. Uses Allowed.

Permitted and Special Uses shall be limited to those listed below (also in [Section 409: Full Table of Permitted and Special Uses](#)) and shall be subject to all applicable provisions of [Article 5: Plot Plan and Site Plan Review](#), [Article 6: Special Use Review](#), and [Article 7: Supplemental Regulations](#).

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	C
Accommodation & Food/Event Services	
Bakeries, Coffee Shops, Confectioneries & Ice Cream Shops	P
Bars/Taverns	P
Cabin Court or Cabin Complex (may include rental of other types of recreational structures – “glamping”)	P
Caterers/Food Service Contractors	P
Commercial Event Facilities (including Convention Centers, Conference Centers, Banquet Halls, Wedding Venues, Arenas, Stadiums) §705	S*
Food Trucks – 1 per lot (Zoning Administrator approval required) §706	P*
Food Trucks – more than 1 per lot (Planning Commission approval required) §706	P*
Hotels & Motels (attached or detached units)	P
Microbreweries & Distilleries (serving directly to the public); Winery Tasting Rooms	P
Resorts, Vacation Lodges, & Vacation Farms	P
Restaurants	P
Wineries/Cider Mills with Retail Sales/Tasting Rooms (with growing and production occurring on the property)	P

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	C
Agriculture, Animals & Forest Products (cont.)	
Agricultural Products Processing & Storage (excluding concentrated animal feeding operations & slaughterhouses)	S
Bulk Seed, Feed, Fertilizer & Nursery Stock Outlet & Distribution Centers (including wholesale)	P
Composting Facility (large scale facility – compost material brought in & deposited)	P
Dog Grooming Establishments	P
Farming, Commercial	P
Farming, Domestic (Hobby Farm)	P
Farm Market (on property controlled by the affiliated farm)	P
Farm Product Sales (Fruit/Vegetable Market) – not affiliated with a specific farm	P
Firewood Sales (Commercial) – not including selling small bundles of campfire wood	P
Forest Products Processing (Sawmills, Veneer Mills, Planing Mills & related operations)	S
Grain Elevators	P
Greenhouse; Nursery; Landscaping Establishment	P
Kennels (Outdoor)	S
Slaughterhouses	S
Veterinary Clinic/Animal Hospital	P

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	C
Arts, Entertainment & Recreation	
Archery Ranges (indoor)	P
Arenas, Recreation & Sports	S
Art Galleries & Studios	P
Campgrounds & RV Parks (may include rental of other types of recreational structures – “glamping”)	S
Commercial Recreation, Indoor (arcades, swimming pools, skating rinks, bowling, billiards, etc.)	P
Commercial Recreation, Outdoor (go karts, miniature golf, disc golf, etc.)	P
Country Clubs	S
Cultural & Fraternal Organizations	P
Equipment Rental, Motorized (ORV, Snowmobile)	P
Equipment Rental, Non-Motorized (Outfitter)	P
Fitness & Recreational Sports (ex: health clubs, gym, tennis, swimming pool club, skating rinks))	P
Golf Courses	P
Golf Driving Ranges	P
Historic Sites (commercial/open to the public)	P
Museums	P
Parks and Recreation Areas, Nature Areas, Conservation Areas, & Playgrounds (including but not limited to office buildings, retail buildings, and dwellings necessary for the maintenance of the use)	P
Racetracks (Motorized)	S
Sportsmen’s Association/Firearms Ranges/Archery Ranges (outdoor)	S
Theaters/Performing Arts Facilities/Assembly Halls (completed enclosed bldg.)	P
Theaters (Drive-In)	S
Tours (Commercial Operations)	P
Zoos & Animal Tours/Attractions	S
Commercial, Services & Retail	
Agricultural Equipment, Building & Garden Equipment & Supplies Dealers	P
Automobile Repair Garage, Major	S
Automobile Repair Garage, Minor (including oil change, tires, and similar)	P
Automobile Towing Businesses	S

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	C
Commercial, Services & Retail (cont.)	
Banks/Financial Institutions	P
Boat/RV/Recreational Equipment Repair & Storage	S
Business Services	P
Car Washes	S
Cash Advance Stores	P
Cleaning Services	P
Commercial Equipment Repair & Maintenance	P
Contractors Offices & Showrooms – no outdoor storage (construction, electrical, plumbing, heating, excavation, well-drilling, etc)	P
Contractors Offices & Showrooms with outdoor storage of materials & contractor’s equipment (construction, electrical, plumbing, heating, excavation, well-drilling, etc)	S
Crematoriums	S
Electronic & Precision Equipment Repair & Maintenance	P
Equipment Rental & Sales	P
Extermination & Pest Control Services	P
Film Production Facilities including sound stages & other related activities	P
Flea Market	P
Funeral Homes & Mortuaries	P
Gasoline Service Stations	P
General Rental Centers/Rent-to-Own Shops	P
Health Spa	P
Home Improvement Centers	P
Indoor Swap Meets	S
Interior Designers/Showrooms	P
Laboratories, Medical/Dental	P
Laundromat and Dry-Cleaning Services	P
Locksmiths	P
Lumber Yards (pre-planed, finished lumber)/Building Material Sales & Supply	P
Offices, Professional	P
Outdoor Sales/Rental Facilities	P
Pawn Shops	P

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i>	C
<i>S = Permitted with a Special Use Permit</i>	
<i>*supplemental development regulations</i>	
Commercial, Services & Retail (cont.)	
Personal Services (beauty shops, tailoring, massage therapy)	P
Photofinishing/Photographers	P
Printing/Binding/Publishing of Print Material	P
Recording Studios	P
Repair Shops (not automotive-related)	P
Retail Sales	P
Sexually Oriented Businesses §709	S*
Small Engine Repair	P
Small-Scale Craft Making	P
Studios for Dance, Physical Exercise, Music, Karate, & Similar Uses	P
Tattoo & Body Piercing Studios	P
Taxidermy Shops	P
Upholstery Shop	P
Wholesale Sales	P
Educational Services/Religion	
Colleges/Universities	P
Commercial School	P
Fine Arts Instruction	P
Places of Worship & Customary Accessory Uses	P
Public, Charter or Private Schools (elementary through high school)	P
Human Care & Social Assistance	
Adult Day Care Facility - NOT IN PRIVATE HOME	P
Adult Foster Care Small Group Home (7-12 adults)	P
Adult Foster Care Large Group Home (13-20 adults)	P
Adult Foster Care Congregate Facilities (over 20 adults)	P
Assisted Living Home/Nursing Home/Convalescent Home	P
Charitable Institution (ex: soup kitchen); Non-Profit Organizations	P
Child Care Center/Nursery School (not in home)	P
Child Caring Institution	P
Health Care/Dental/Optical Clinics/Hospitals	P
Rehabilitation Institutions	P

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i>	C
<i>S = Permitted with a Special Use Permit</i>	
<i>*supplemental development regulations</i>	
Human Care & Social Assistance (cont.)	
Residential Human Care & Treatment Facility (not in a residence)	P
Manufacturing, Industrial, & Waste Management	
Manufacturing, Light – including the production, processing, cleaning, testing, packaging, & distribution of materials, goods, foodstuffs, & products. Light Manufacturing includes those industries in which the modes of operation of the industry have no external effects & do not directly affect nearby development. External effects shall include but are not limited to air contaminants, blown material, odor, noise, glare, gasses, electrical disturbance, heat, & vibration.	S
Manufacturing, Heavy – including the production, processing, cleaning, testing, packaging, & distribution of materials, goods, foodstuffs, & products. Heavy Manufacturing includes those industries in which the modes of operation of the industry do have external effects & may directly affect nearby development. External effects shall include but are not limited to air contaminants, blown material, odor, noise, glare, gasses, electrical disturbance, heat, & vibration.	S
Accessory Uses incidental to Manufacturing (offices, foods services, caretaker buildings)	P
Blast Furnace, Steel Furnace, Blooming or Rolling Mill	S
Cold Storage Plants	P
Dry Cleaning Plants & Laundries (not dealing directly with customers)	S
Incinerator Plant	S
Junkyards/Salvage Yards/Scrap Yards/Motor Vehicle Impoundment & Wrecking Yards §715	S*
Mining/Resource Extraction (incl sand, gravel, rock & mineral extraction)	S
Petroleum Products, Gas Products, Paint & Chemical Bulk Storage & Distribution	S
Printing, Lithographic & Blueprinting	P
Research/Design/Experimental Product Development (within a completely enclosed building)	P
Tin Shops or Plumbing Supply Shops	P

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i>	C
<i>S = Permitted with a Special Use Permit</i>	
<i>*supplemental development regulations</i>	
Manufacturing, Industrial, & Waste Management (cont.)	
Tool & Die Shops	S
Waste Collection Facilities & Recycling Facilities	S
Miscellaneous	
Accessory Buildings & Uses Incidental to Principal Uses §306	P*
Public Facilities	
Community Centers	S
Correctional Facilities, Private	S
Libraries	P
Municipal Buildings & Uses	P
Police & Fire Stations	P
Residential Use	
Dwelling Units in conjunction with a Commercial Establishment (only in districts where the commercial establishment is allowed)	P
Transportation, Storage & Wholesale	
Airports, Aviation Support Services, Heliports & Landing Fields	S
Boat Building Storage Yards	P
Bus Garages/Stations; Transit Facilities; Scenic & Sightseeing Transportation/Ground Passenger Transportation	S
Couriers/Parcel Packing/Shipping/ Delivery Establishments	P
Drone (Unmanned Aerial) Centers	P
Distribution Centers/Freight Terminals/Trucking Facilities	S
Storage Facilities/Mini-Storage	P
Storage Yards, Outdoor	P
Truck & Heavy Equipment Sales, Rental, & Service; Truck Washes	P
Warehouses	P
Wholesale Businesses	P

TABLE OF PERMITTED USES & SPECIAL USES	
<i>P = Permitted by right</i>	C
<i>S = Permitted with a Special Use Permit</i>	
<i>*supplemental development regulations</i>	
Utilities, Energy & Communications	
Essential Services	P
Heating & Electric Power Generating Plants	S
Public Utility Facilities/Offices (without storage yards)	P
Public Utility Facilities/Offices (with storage yards)	S
Utility facilities including transformers, pump stations, substations, and buildings necessary to house utility equipment (when said improvements are necessary in order to provide adequate service by such utilities)	S
Wind Energy Systems (On-Site) §714	S*
Wireless Facilities (Using Support Structures or Ground-Mounted) §716	S*
Wireless Facilities, Small Cell §716	S*

C. Development Standards for C District.

Principal buildings and accessory buildings within this district shall adhere to the standards within this table unless specifically stated otherwise in this Ordinance:

1. Lot & Structure Standards

a. Lot Area (min.)	N/A
b. Lot Width (min.)	N/A
c. Lot Depth (min.)	N/A
d. Building Height (max.)	35 ft
e. Dwelling Unit Size (min.)	N/A
f. Density	N/A

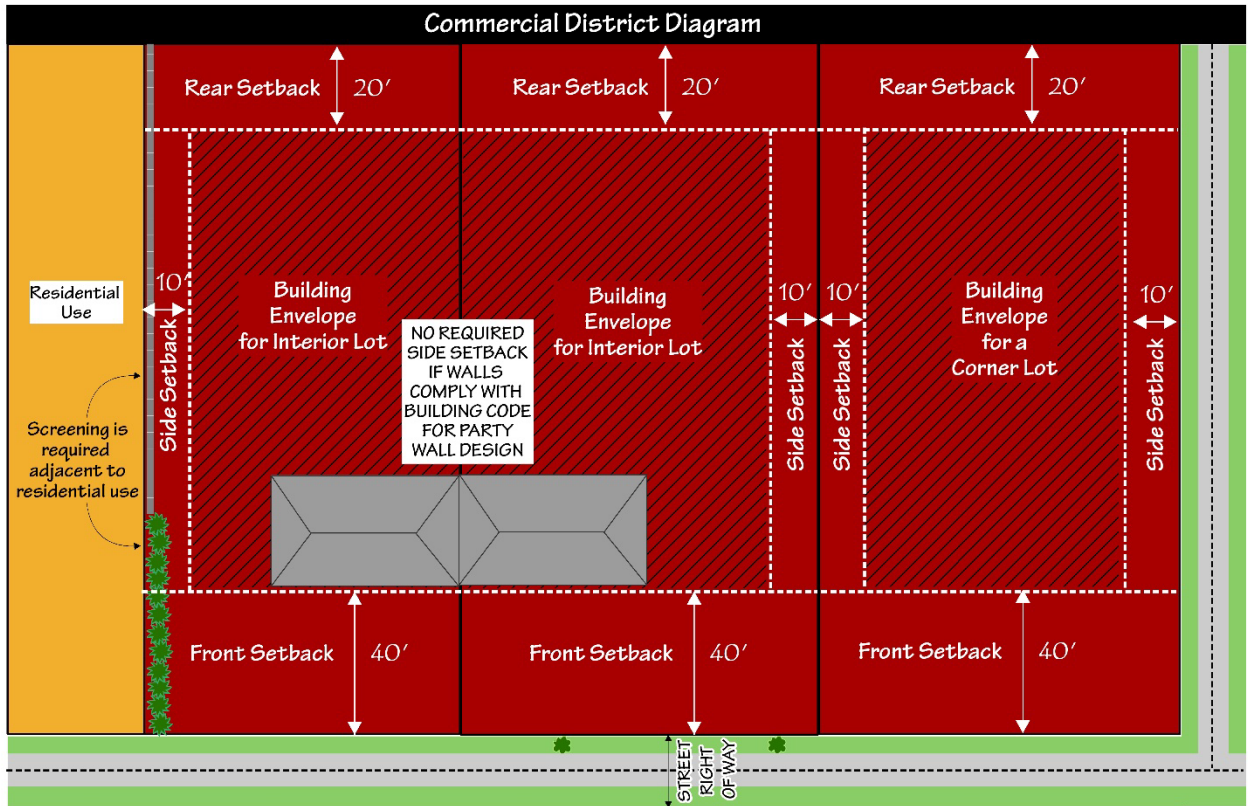
2. Setbacks (Figure 408)

a. Front (min.)	40 ft
b. Side (min.)	10 ft
	Side yards of buildings and structures using a firewall shall be allowed to be 0 ft as per the requirements of the building code.
c. Rear (min.)	20 ft

3. Additional Development Standards

a. Accessory Buildings	See §306
b. Screening	When a non-residential use abuts a residential use or district, screening is required per §318
c. Fences	See §317
d. Projections	<p>Front Yard: Open, unenclosed ramps, porches, platforms, or decks, not covered by a roof, shall be permitted to extend no more than 12 feet into the required front setback, provided such porch does not extend above the first level and is no more than 6 feet in width at any point.</p> <p>Rear and Side Yards: Open, unenclosed ramps, porches, platforms, or decks, not covered by a roof, may extend into 50% of the required rear setback but shall meet the principal building setback in the side yards. Windows shall be permitted to project into a rear setback no more than 24 inches.</p> <p>Eaves, cornices or other similar architectural features shall be permitted to project into a setback no more than 24 inches. Chimneys shall be permitted to project no more than 2 feet, provided the width of any side setback is not reduced to less than 60 inches at the narrowest point.</p>
e. Passageways	<p>Separations Between Buildings. There shall be at least 10 feet of clear space between every principal building and accessory building on a lot. There shall be at least 20 feet of clear space between every residential building and another principal building on the same lot. The separation distance required may be reduced if firewalls as prescribed in the building code are installed, inspected, and approved by the building official of the jurisdiction.</p> <p>Location of passageways. Passageways shall be permitted to be located in a required setback. Passageways shall be open and unobstructed to the sky. Any space between buildings or passageways that has less width than that prescribed herein shall not be further reduced.</p>
f. Signs	See §323

FIGURE 408



- | | | | | |
|------------------------------|-----------------------------------|----------------------------------|---------------------------------------|---------------------------------------|
| 1 Purpose & Authority | 2 Definitions | 3 General Provisions | 4 District Regulations | 5 Plot Plan & Site Plan Review |
| 6 Special Use Review | 7 Supplemental Regulations | 8 Zoning Board of Appeals | 9 Administration & Enforcement | 10 Adoption & Amendments |

Section 409 Full Table of Permitted & Special Uses

Permitted and Special Uses shall be limited to those listed in the following Table of Permitted and Special Uses and listed in the individual use tables within each district section (above). Uses not listed are not permitted. Unlisted uses are subject to **Section 404**.

Reno Township Zoning Districts		Land Use Categories	Pg
R-1	Residential District	Accommodation & Food/Event Services	4-23
A-R	Agricultural-Residential District	Agriculture, Animal & Forest Products	4-24
R-F	Recreation & Forestry District	Arts, Entertainment & Recreation	4-25
C	Commercial District	Commercial, Services & Retail	4-26
		Educational Services & Religion	4-27
		Human Care & Social Assistance	4-28
		Manufacturing, Industrial & Waste Management	4-29
		Miscellaneous	4-30
		Public Facilities	4-30
		Residential Uses	4-30
		Transportation, Storage & Wholesale	4-31
		Utility, Energy & Communications	4-31

Table of Permitted Uses & Special Uses				
<i>P = Permitted</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-1	A-R	R-F	C
Accommodation & Food/Event Services				
Bakeries, Coffee Shops, Confectioneries & Ice Cream Shops				P
Bars/Taverns				P
Bed & Breakfasts & Tourist Homes	S	S	S	
Cabin Court or Cabin Complex (may include rental of other types of recreational structures – “glamping”)		S	S	P
Caterers/Food Service Contractors				P
Commercial Event Facilities (including Convention Centers, Conference Centers, Banquet Halls, Wedding Venues, Arenas, Stadiums) §705		S*	S*	S*
Food Trucks – 1 per lot (Zoning Administrator approval required) §706		P*	P*	P*
Food Trucks – more than 1 per lot (Planning Commission approval required) §706		S*	S*	P*
Hotels & Motels (attached or detached units)				P
Microbreweries & Distilleries (serving directly to the public); Winery Tasting Rooms		S	S	P
Resorts, Vacation Lodges, & Vacation Farms†		S	S	P
Restaurants		S	S	P
Rooming Houses/Boarding Houses	P	P	P	
Short Term Rentals §707	P*	P*	P*	
Wineries/Cider Mills with Retail Sales/Tasting Rooms (with growing and production occurring on the property)		S	S	P

Table of Permitted Uses & Special Uses				
<i>P = Permitted</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-1	A-R	R-F	C
Agriculture, Animals & Forest Products				
Agricultural Products Processing & Storage (excluding concentrated animal feeding operations & slaughterhouses)		S	S	S
Agricultural Tourism Businesses (on Farms)		S	S	
Animal Sales Yards/Auctions for Livestock		S	S	
Animal Shelter/Animal Rescue Facility		S	S	
Biofuel Production Facilities on Farms §704		PS*	PS*	
Boarding Stables; Riding Arenas		P	P	
Bulk Seed, Feed, Fertilizer & Nursery Stock Outlet & Distribution Centers (including wholesale)		P	P	P
Composting Facility (large scale facility – compost material brought in & deposited)		P	P	P
Dog Grooming Establishments		P	P	P
Farming, Commercial		P	P	
Farming, Domestic (Hobby Farm)		P	P	P
Farm Market (on property controlled by the affiliated farm)		P	P	P
Farm Product Sales (Fruit/Vegetable Market) – not affiliated with a specific farm		P	P	P
Firewood Sales (Commercial) – not including selling small bundles of campfire wood		S	S	P
Forest Products Processing (Sawmills, Veneer Mills, Planing Mills & related operations)				S
Forestry/Forest Management (including forest harvesting & temporary (no more than 6 months) log storage yards on site)		P	P	
Game Preserves/Hunting Preserves		P	P	
Grain Elevators		S	S	P
Greenhouse; Nursery; Landscaping Establishment		S	S	P
Kennels (Outdoor)		S	S	S
Slaughterhouses				S
Veterinary Clinic/Animal Hospital		P	P	P

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

Table of Permitted Uses & Special Uses				
<i>P = Permitted</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-1	A-R	R-F	C
Arts, Entertainment & Recreation				
Archery Ranges (indoor)		P	P	P
Arenas, Recreation & Sports				S
Art Galleries & Studios				P
Campgrounds & RV Parks (may include rental of other types of recreational structures – “glamping”)		S	S	S
Camps (Summer Camps)		S	S	
Canoe/Boat/Kayak Liveries		S	S	
Commercial Recreation, Indoor (arcades, swimming pools, skating rinks, bowling, billiards, etc.)				P
Commercial Recreation, Outdoor (go karts, miniature golf, disc golf, etc.)				P
Country Clubs		S	S	S
Cultural & Fraternal Organizations		S	S	P
Equipment Rental, Motorized (ORV, Snowmobile)		S	S	P
Equipment Rental, Non-Motorized (Outfitter)		S	S	P
Fitness & Recreational Sports (ex: health clubs, gym, tennis, swimming pool club, skating rinks))				P
Golf Courses		S	S	P
Golf Driving Ranges		S	S	P
Historic Sites (commercial/open to the public)		P	P	P
Marinas & Dock Facilities		S	S	
Museums				P
Parks and Recreation Areas, Nature Areas, Conservation Areas, & Playgrounds (including but not limited to office buildings, retail buildings, and dwellings necessary for the maintenance of the use)	S	P	P	P
Racetracks (Motorized)				S
Sportsmen’s Association/Firearms Ranges/Archery Ranges (outdoor)		S	S	S
Theaters/Performing Arts Facilities/Assembly Halls (completed enclosed bldg.)				P
Theaters (Drive-In)				S
Tours (Commercial Operations)		S	S	P
Wildlife Preserves		P	P	
Zoos & Animal Tours/Attractions		S	S	S

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

Table of Permitted Uses & Special Uses				
<i>P = Permitted</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-1	A-R	R-F	C
Commercial, Services & Retail				
Agricultural Equipment, Building & Garden Equipment & Supplies Dealers		S	S	P
Automobile Repair Garage, Major				S
Automobile Repair Garage, Minor (including oil change, tires, and similar)				P
Automobile Towing Businesses				S
Banks/Financial Institutions				P
Boat/RV/Recreational Equipment Repair & Storage				S
Business Services				P
Car Washes				S
Cash Advance Stores				P
Cleaning Services				P
Commercial Equipment Repair & Maintenance				P
Contractors Offices & Showrooms – no outdoor storage (construction, electrical, plumbing, heating, excavation, well-drilling, etc)				P
Contractors Offices & Showrooms with outdoor storage of materials & contractor's equipment (construction, electrical, plumbing, heating, excavation, well-drilling, etc)				S
Crematoriums				S
Electronic & Precision Equipment Repair & Maintenance				P
Equipment Rental & Sales				P
Extermination & Pest Control Services				P
Film Production Facilities including sound stages & other related activities				P
Flea Market		S	S	P
Funeral Homes & Mortuaries				P
Gasoline Service Stations				P
General Rental Centers/Rent-to-Own Shops				P
Health Spa				P
Home Improvement Centers				P
Indoor Swap Meets				S
Interior Designers/Showrooms				P
Laboratories, Medical/Dental				P
Laundromat and Dry-Cleaning Services				P
Locksmiths				P
Lumber Yards (pre-planed, finished lumber)/Building Material Sales & Supply				P
Offices, Professional				P
Outdoor Sales/Rental Facilities				P
Pawn Shops				P

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

Table of Permitted Uses & Special Uses				
<i>P = Permitted</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-1	A-R	R-F	C
Commercial, Services & Retail				
Personal Services (beauty shops, tailoring, massage therapy)				P
Photofinishing/Photographers				P
Printing/Binding/Publishing of Print Material				P
Recording Studios				P
Repair Shops (not automotive-related)				P
Retail Sales				P
Sexually Oriented Businesses §709				S*
Small Engine Repair				P
Small-Scale Craft Making				P
Studios for Dance, Physical Exercise, Music, Karate, and Similar Uses				P
Tattoo & Body Piercing Studios				P
Taxidermy Shops		S	S	P
Upholstery Shop				P
Wholesale Sales				P
Educational Services/Religion				
Colleges/Universities				P
Commercial School				P
Fine Arts Instruction	P	P	P	P
Places of Worship & Customary Accessory Uses		S	S	P
Public, Charter or Private Schools (elementary through high school)	P	P	P	P

Table of Permitted Uses & Special Uses				
<i>P = Permitted</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-1	A-R	R-F	C
Human Care & Social Assistance				
Adult Day Care Facility (6 or less adults) – IN PRIVATE HOME	P	P	P	
Adult Day Care Facility (greater than 6 adults) – IN PRIVATE HOME	S	S	S	
Adult Day Care Facility - NOT IN PRIVATE HOME				P
Adult Foster Care Family Homes (6 or less adults)	P	P	P	
Adult Foster Care Small Group Home (7-12 adults)		S	S	P
Adult Foster Care Large Group Home (13-20 adults)		S	S	P
Adult Foster Care Congregate Facilities (over 20 adults)		S	S	P
Assisted Living Home/Nursing Home/Convalescent Home		S	S	P
Charitable Institution (ex: soup kitchen); Non-Profit Organizations				P
Child Care Home, Family (IN PRIVATE HOME)	P	P	P	
Child Care Home, Group (IN PRIVATE HOME)	S	S	S	
Child Care Center/Nursery School (not in home)		S	S	P
Child Caring Institution				P
Health Care/Dental/Optical Clinics/Hospitals				P
Rehabilitation Institutions				P
Residential Human Care & Treatment Facility (not in a residence)				P
State-Licensed Residential Facilities (6 or less)	P	P	P	

Table of Permitted Uses & Special Uses				
<i>P = Permitted</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-1	A-R	R-F	C
Manufacturing, Industrial, & Waste Management				
Manufacturing, Light – including the production, processing, cleaning, testing, packaging, & distribution of materials, goods, foodstuffs, & products. Light Manufacturing includes those industries in which the modes of operation of the industry have no external effects & do not directly affect nearby development. External effects shall include but are not limited to air contaminants, blown material, odor, noise, glare, gasses, electrical disturbance, heat, & vibration.				S
Manufacturing, Heavy – including the production, processing, cleaning, testing, packaging, & distribution of materials, goods, foodstuffs, & products. Heavy Manufacturing includes those industries in which the modes of operation of the industry do have external effects & may directly affect nearby development. External effects shall include but are not limited to air contaminants, blown material, odor, noise, glare, gasses, electrical disturbance, heat, & vibration.				S
Accessory Uses incidental to Manufacturing (offices, foods services, caretaker buildings)				P
Blast Furnace, Steel Furnace, Blooming or Rolling Mill				S
Cold Storage Plants				P
Dry Cleaning Plants & Laundries (not dealing directly with customers)				S
Incinerator Plant				S
Junkyards/Salvage Yards/Scrap Yards/Motor Vehicle Impoundment & Wrecking Yards §715				S*
Mining/Resource Extraction (incl sand, gravel, rock & mineral extraction)		S	S	S
Petroleum Products, Gas Products, Paint & Chemical Bulk Storage & Distribution				S
Printing, Lithographic & Blueprinting				P
Research/Design/Experimental Product Development (within a completely enclosed building)				P
Tin Shops or Plumbing Supply Shops				P
Tool & Die Shops				S
Waste Collection Facilities & Recycling Facilities				S

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

Table of Permitted Uses & Special Uses				
<i>P = Permitted</i> <i>S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-1	A-R	R-F	C
Miscellaneous				
Accessory Buildings & Uses Incidental to Principal Uses §306	P*	P*	P*	P*
Cemeteries including Columbaria & Mausoleums (human or pet)		P	P	
Planned Unit Developments & Open Space Residential Developments §710	S*	S*	S*	
Site Condominium Development §711	S*	S*	S*	
Temporary Buildings	P	P	P	
Public Facilities				
Community Centers				S
Correctional Facilities, Private				S
Libraries				P
Municipal Buildings & Uses		P	P	P
Police & Fire Stations		P	P	P
Residential Use				
Accessory Dwelling Units/Guest Houses §703	S*	S*	S*	
Dwelling Units in conjunction with a Commercial Establishment (only in districts where the commercial establishment is allowed)		P	P	P
Home Occupations §702	P*	P*	P*	
Cottage Industries §702	S*	S*	S*	
Manufactured Housing Community (with accessory uses such as laundry facilities, office building, & community building)		S		
Multiple-Family Dwelling Units (Apartments)		S	S	
Single-Family Dwelling	P	P	P	
Two-Family Dwelling (duplex)	S	P	P	

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

Table of Permitted Uses & Special Uses				
<i>P = Permitted S = Permitted with a Special Use Permit</i> <i>*supplemental development regulations</i>	R-1	A-R	R-F	C
Transportation, Storage & Wholesale				
Airports, Aviation Support Services, Heliports & Landing Fields				S
Boat Building Storage Yards				P
Bus Garages/Stations; Transit Facilities; Scenic & Sightseeing Transportation/Ground Passenger Transportation				S
Couriers/Parcel Packing/Shipping/ Delivery Establishments				P
Drone (Unmanned Aerial) Centers				P
Distribution Centers/Freight Terminals/Trucking Facilities				S
Storage Facilities/Mini-Storage				P
Storage Yards, Outdoor				P
Truck & Heavy Equipment Sales, Rental, & Service; Truck Washes				P
Warehouses				P
Wholesale Businesses				P
Utilities, Energy & Communications				
Battery Energy Storage Systems §713		S*		
Essential Services	P	P	P	P
Heating & Electric Power Generating Plants				S
Public Utility Facilities/Offices (without storage yards)				P
Public Utility Facilities/Offices (with storage yards)				S
Solar Energy Facility (Utility-Scale/Commercial) §712		S*		
Utility facilities including transformers, pump stations, substations, and buildings necessary to house utility equipment (when said improvements are necessary in order to provide adequate service by such utilities)		S	S	S
Wind Energy System & Anemometer Towers (Utility Grid) §714		S*		
Wind Energy Systems (On-Site) §714		S*	S*	S*
Wireless Facilities (Using Support Structures or Ground-Mounted) §716		S*	S*	S*
Wireless Facilities, Small Cell §716		S*	S*	S*

Article 5

Plot Plan & Site Plan Review

Sec	Name	Pg	Sec	Name	Pg
501	Purpose & Approval Table	5-1	505	Site Plan Review Standards	5-7
502	Plot Plans	5-2	506	Amendment of Approved Site Plan	5-9
503	Site Plan Review Procedures	5-3	507	Expiration & Revocation of a Site Plan	5-10
504	Site Plan Data Required	5-5			

Section 501 Purpose & Approval Table

The purpose of this Article is to specify the documents required and to ensure that a proposed land use or development activity is in compliance with this Ordinance and to ensure that development taking place within the Township is property designed, safe, efficient, environmentally sound, and designed in such manner as to protect adjacent properties from substantial adverse impacts. The following table summarizes the plan required and the approving body for different types of development.

Table 501: Approval Table

Type of Use	Required	Approving Body
1. Accessory buildings (residential and non-residential)	Plot Plan	Zoning Administrator
2. Dwelling units (single-family and two-family)	Plot Plan	Zoning Administrator
3. Multiple-family dwelling units	Site Plan	Planning Commission
4. Home occupations	No permit required	
5. Cottage industries	Plot Plan	Planning Commission
6. Bed & breakfasts	Plot Plan	Planning Commission
7. Accessory dwelling units	Plot Plan	Planning Commission
8. Family child care homes	Plot Plan	Zoning Administrator
9. Group child care homes	Plot Plan	Planning Commission
10. Dwelling units in conjunction with commercial	Site Plan	Planning Commission
11. Special uses	Site Plan	Planning Commission
12. Parking lots	Site Plan	Planning Commission
13. Signs	Plot Plan	Zoning Administrator
14. Fences	Plot Plan	Zoning Administrator
15. Change of use for existing structure or lot (unless new use requires additional parking – then see #16)	No fee permit	Zoning Administrator
16. New commercial, industrial, utility, & institutional structures/uses (any use other than single-family and two-family)	Site Plan	Planning Commission
17. Expansion or renovation of an existing use, other than single- & two-family	Site Plan	Planning Commission
18. Planned unit developments & site condominium projects	Site Plan	Planning Commission

Reno Township Zoning Ordinance

19. Seasonal use	N/A	Zoning Administrator
20. Temporary dwellings	Plot Plan	Zoning Administrator
21. Food trucks – 1 on a lot	Plot Plan	Zoning Administrator
22. Food trucks – more than 1 on a lot	Plot Plan	Planning Commission
The Zoning Administrator reserves the right to send any approval to the Planning Commission for final decision.		

Section 502 Plot Plans

A. Plot Plan Submittal Requirements.

The Zoning Administrator shall require that all applications which require a plot plan (pursuant to [Table 501](#)) shall show the information listed below. Nothing in this Section shall be construed as to prohibit a property owner or his agent from preparing plans and specifications, provided the same are clear and legible and that the information listed below is provided.

Table 502: Plot Plan Requirements

1. Address/Contact	Address or legal or tax description of the property where the proposed use will occur. Name, address, and telephone number of the property owner(s), developer(s), and designer(s), and their interest in said properties.
2. Lot Lines	The shape, location, and dimensions of the lot, drawn to scale. The scale shall be of such size as deemed adequate by the Zoning Administrator to make a judgment that the application meets the requirements of this Ordinance. When deemed necessary by the Zoning Administrator, a survey may be required.
3. Structures	The location, shape and size of all buildings or other structures to be erected, altered or moved onto the lot and of any building or other structure already on the lot, drawn to scale. In addition, an elevation drawing of the proposed building(s) may be required by the Zoning Administrator in order to measure the height of the proposed structures.
4. Access	The location and configuration of the lot access and driveway, drawn to scale.
5. Use	The existing and intended use of the lot and of all such structures upon it, including, in residential areas, the number of dwelling units the building is intended to accommodate.
6. Natural Features	Natural features such as forests, water bodies, wetlands, high-risk erosion areas, slopes over 10%, drainage, and other similar features, if determined by the Zoning Administrator to be applicable.
7. Other	Other information concerning the lot or adjoining lots that may be essential for determining whether the provisions of this Ordinance are being observed.

B. Plot Plan Administrative Procedure.

Plot plans are reviewed and approved according to the approval table in [Section 501](#) after an application has been submitted and applicable fees have been paid. The Zoning Administrator will issue a zoning permit pursuant to [Section 903](#) after determination that the application and proposed activity are in compliance with all applicable sections of this Ordinance through the proper review procedure.

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

Section 503 Site Plan Review Procedures

Required site plans give the Planning Commission an opportunity to review development proposals in a concise and consistent manner. The use of the site plan ensures that the physical changes in the property meet with local approval and that development actually occurs as it was planned and represented by the developer.

A. Uses Requiring a Site Plan.

Site plans are reviewed and approved according to the approval table in **Section 501**. After site plan review, the Zoning Administrator will issue a zoning permit for approved site plans pursuant to **Section 903** after determination that the application and proposed activity are in compliance with all applicable sections of this Ordinance through the proper review procedure.

B. Pre-Application Meeting.

The Zoning Administrator, Planning Commission Chair, and/or Planning Commission shall have the authority to conduct a pre-application meeting with the applicant/developer to assist them in understanding the site plan review process and other ordinance requirements and to provide insight as to what portions of their proposed development may be of special concern to the Planning Commission.

This meeting shall not be mandatory, except for Planned Unit Developments, but is recommended for small and large projects alike. It is recommended for large projects that a pre-application meeting be held several months in advance of the desired start of construction. Such an advance meeting will allow the applicant/developer time to prepare the needed information for the Planning Commission to make a proper review.

C. Submittal Procedures.

1. **Number of Copies and Submittal Deadline.** Seven (7) copies of the proposed site plan, including all required additional or related information, shall be presented to the Zoning Administrator's office by the applicant or property owner or their designated agent at least thirty (30) days prior to the Planning Commission meeting at which the site plan will be considered. A digital copy shall be required.
2. **Review for Completeness.** The Zoning Administrator will review the materials submitted to ensure all information required by the Ordinance has been provided. If the application is incomplete, the Zoning Administrator will send a notice with a detailed list of all deficiencies to the applicant. If the site plan, including all required additional or related information, is determined to be complete, the Zoning Administrator shall cause the submittal to be placed on the agenda of the next regular Planning Commission meeting.

3. **Fees.** Application fees as determined pursuant to [Section 904](#) of this Ordinance shall be paid when the application and site plan are submitted to cover the estimated review costs.
4. **Coordination with Other Agencies/Departments.** The Zoning Administrator may distribute the site plan to the following agencies or any other agency deemed appropriate for comment prior to consideration for approval.
 - a. The [Iosco County Building Department](#)
 - b. The [Iosco County Soil Erosion and Sedimentation Control Officer](#)
 - c. The [Iosco County Drain Commissioner](#)
 - d. The [Iosco County Road Commission](#) and, if appropriate, the [Michigan Department of Transportation](#)
 - e. [District Health Department #2](#)
 - f. Local fire and ambulance service providers
 - g. Other agencies or consultants as deemed appropriate
5. **Site Plans Requiring ZBA Action.** Where the applicant is dependent upon the grant of any variances by the Zoning Board of Appeals, said favorable action by the Zoning Board of Appeals shall be necessary before the site plan approval can be granted or the site plan may be approved subject to favorable action by the Zoning Board of Appeals.
6. **Representation at Meeting.** The applicant or his/her representative shall be present at each scheduled review or the matter shall be postponed for a maximum of two (2) consecutive meetings due to lack of representation. After these two (2) consecutive meetings without representation, the application shall be voided.

D. Planning Commission Action.

1. **Decision.** The Planning Commission shall have the responsibility and authorization to approve, disapprove, or approve with conditions the site plan in accordance with the requirements of the zoning district in which the proposed use is located, the criteria listed in [Section 505](#), and any applicable standards contained in [Article 7 \(Supplemental Regulations\)](#). If the site plan is disapproved by the Planning Commission, written notification of such disapproval shall be given to the applicant, by the Zoning Administrator, within ten (10) days of disapproval.
2. **Findings of Fact.** The decision of the Planning Commission shall be incorporated into a written statement of findings and conclusions relative to the site plan which specifies the basis for the decision and any condition(s) imposed.

3. **Conditions.** The Planning Commission may impose reasonable conditions with the approval of a final site plan, pursuant to **Section 908** of this Ordinance. Any conditions or modifications desired by the Planning Commission shall be recorded in the minutes of the appropriate Planning Commission meeting.
4. **Signed Copies.** One (1) copy of the approved application/site plan, signed and dated by the Zoning Administrator and the applicant, shall be returned to the applicant by the Zoning Administrator. One (1) copy, signed and dated by the Zoning Administrator and the applicant, shall be retained and maintained on file by the Zoning Administrator.
5. **Zoning Permit.** Approval of a site plan by the Planning Commission shall authorize the Zoning Administrator to issue a zoning permit.
6. **Performance Guarantee.** The Planning Commission may require an applicant to provide a performance guarantee in connection with the approval of a final site plan, pursuant to **Section 905** of this Ordinance.
7. **Conformity to Approved Site Plan Required.** Following approval of a site plan by the Planning Commission, the applicant shall construct the site plan improvements in complete conformity with the approved site plan. Failure to do so shall be deemed a violation of this Ordinance.

Section 504 Site Plan Data Required

Each site plan submitted shall contain the following information unless specifically waived, in whole or in part, by the Township Planning Commission. The Planning Commission can waive any or all of the below site plan requirements when it finds those requirements are not applicable to the proposed development. A digital copy of the site plan may be required.

Table 504: Site Plan Requirements

A. General Information

1. Name and address of property owner and developer (including contact information).
2. Name and address of the firm preparing the site plan (including contact information).
3. The existing zoning district in which the site is located and the zoning of adjacent lots. In the case of a request for a zoning change, the classification of the proposed new district must be shown.
4. Gross acreage of development and total usable floor area.

B. Map Information

1. Date, north arrow.
2. Scale of 1" = 50' for property less than 3 acres and 1" = 100' for property 3 or more acres.

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

C. Lot Lines, Right of Way, & Utilities

1. A certified survey of the property prepared and sealed by a professional licensed surveyor, showing at a minimum the boundary lines of the property, to include all dimensions and legal description.
2. The location and width of all abutting right-of-ways (including road names) and utility lines within or bordering the subject project.

D. Development Features

1. **Existing and Proposed Features.** The location of all existing and proposed uses or structures on the site including proposed drives, walkways, signs, and exterior lighting.
2. **Nearby Structures.** The location and identification of all existing structures within a two hundred (200) foot radius of the site.
3. **Vehicular and Pedestrian Circulation.** The proposed roads, driveways, sidewalks, and other vehicular and pedestrian circulation features within and adjacent to the site.
4. **Parking.** The location, size, and number of parking spaces in the off-street parking area and the identification of service lanes. Show the dimensions of parking lot and a typical parking stall.
5. **Loading and Unloading Areas.** The proposed location and size of all loading and unloading areas.
6. **Landscaping.** The location of all existing and proposed landscaping as well as all existing and proposed fences or walls.
7. **Waste.** The location of all storage and disposal facilities including location of dumpsters.
8. **Hazardous Materials.** Information on the storage and use of hazardous materials and the disposal of hazardous waste.
9. **Storage & Snow Removal.** Outdoor storage areas and snow storage areas.
10. **Stormwater.** Stormwater removal or retention facilities.
11. **Drainage/Grades.** Excavations, fills, borrowing areas, showing accurate construction documents (plans & specifications) inclusive of all areas where the existing grade lines will be changed or altered including existing and proposed areas of drainage.

E. Natural Features

1. **Environmental Features.** The location of existing environmental features, such as water bodies, wetlands, mature specimen trees, wooded areas or any other unusual environmental features.
2. **Topography.** The topography of the existing and finished site shall be shown by contours or spot elevations. Where the existing slope on any part of the site is ten (10) percent or greater, contours shall be shown at intervals of two (2) feet or less.
3. **Soils.** Generalized soil analysis data, which may include data prepared by the **County Soil Conservation District** regarding the soils and their adaptability to the use. More detailed information may be required where the Planning Commission determines that the site and use warrant a more critical review of soils.

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

F. Cross-Sections/Floor Plans/Density

1. Summary tables, cross-sections, and/or floor plans should be included with site plans for proposed structures, giving the following information:
 - a. The number of units proposed, by type, including a typical floor plan for each type of unit.
 - b. The area of the proposed units in square feet, as well as area dimensions of driveways/staging areas.
2. An elevation drawing of the proposed building(s) shall be required in order to review the proposed building bulk and verify height.

G. Other

1. **Anticipated hours of operation for proposed use.** The Planning Commission may impose reasonable limits to hours of operation as a condition of site plan approval when warranted to assure compatibility with surrounding land uses.
2. **Impact Statement.** The statement shall address itself to the following as applicable to the type of use:
 - a. A complete description of the proposed development including: areas of the site, the number of lots or units, and the number and characteristics of the population impact such as density, elderly persons, school children, tourists, family size, income, and related information as applicable.
 - b. Expected demands on community services and how these services are to be provided to specifically include: school classroom needs, volume of sewage for treatment, volume of water consumption related to groundwater reserves or community system capacity, change in traffic volume on adjacent roads, and other factors that may apply to the particular development.
 - c. Statements relative to the impact of the proposed development on soil erosion, shoreline protection, wildlife habitat, air pollution, water pollution (ground and surface), noise, and the scale of development in terms of the surrounding environment.
3. **Other Permits.** Proof of compliance with all applicable related regulatory agencies.
4. **Other.** Other information as may be required by the Zoning Administrator or Planning Commission to assist in the consideration of the proposed development.

Section 505 Site Plan Review Standards

The Planning Commission shall approve, or approve with conditions, an application for a site plan only upon a finding that the proposed site plan complies with all applicable provisions of this Ordinance and the standards listed below, unless the Planning Commission waives a particular standard upon a finding that the standard is not applicable to the proposed development under consideration and the waiver of that standard will not be significantly detrimental to surrounding property or to the intent of the Ordinance. The Planning Commission’s decision shall be in writing and shall include findings of fact based on evidence presented on each standard.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

A. Topography and Natural Features.

The natural landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas.

B. Surrounding Property.

1. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
2. The use shall not be objectionable to adjacent and nearby properties by reason of traffic, noise, vibration, dust, fumes, odor, fire hazard, glare, flashing lights, disposal of waste or sewage, erosion, pollution, or negative effects upon significant environmental features.

C. Drainage.

Site drainage/removal of stormwater shall not adversely affect neighboring properties.

D. Privacy.

The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein. Fences, walls, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

E. Access and Circulation.

1. Every structure or dwelling unit shall have access to a public road, private road, walkway, or other area dedicated to common use.
2. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.
3. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned roads and pedestrian or bicycle pathways in the area. Roads and drives which are part of an existing or planned road pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way.
4. The location and design of driveways providing vehicular ingress to and egress from the site shall be safe and efficient.
5. All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means to all sides.

Reno Township Zoning Ordinance

6. Adequate snow handling measures shall be planned for and proper snow storage areas shall be provided.

F. Lighting.

Exterior lighting shall be arranged as required by [Section 314](#).

G. Outside Storage.

All outside storage areas, including areas for the storage of trash which face or are visible from residential districts or public roads shall be screened by a vertical screen consisting of structural or plant materials no less than six (6) feet in height.

H. Other.

1. Site plans shall conform to all applicable requirements of state and federal statutes, and approval may be conditioned on the applicant receiving necessary state and federal permits before the actual zoning permit authorizing the use is granted.
2. All site plans shall comply with the terms of the County Soil Erosion and Sedimentation Control Ordinance and Stormwater Ordinance. It shall be the applicant’s responsibility to provide documentation of compliance with these ordinances.

Section 506 Amendment of Approved Site Plan

Amendment of an approved site plan shall be permitted only under the following circumstances:

- A. The owner of property for which a site plan has been approved shall notify the Zoning Administrator of any desired change to the approved site plan. Minor changes may be approved by the Zoning Administrator upon determining that the proposed revision(s) will not alter the basic design and character of the site plan, nor any specified conditions imposed as part of the original approval. Minor changes shall include the following:
 1. Reduction of the size of any building and/or sign.
 2. Movement of buildings and/or signs by no more the ten (10) feet.
 3. Landscaping approved in the site plan that is replaced by similar landscaping to an equal or greater extent.
 4. Changes in floor plans that do not exceed five (5) percent of the total floor area and which do not alter the character of the use or increase the amount of required parking.

- 5. Internal re-arrangement of a parking lot which does not affect the number of parking spaces or alter access locations or design.
 - 6. Changes related to item 1 through 5 above, required or requested by Reno Township, Iosco County, or other state or federal regulatory agencies in order to conform with other laws or regulations provided the extent of such changes does not alter the basic design and character of the site plan nor any specified conditions imposed as part of the original approval.
- B. After approval of a minor amendment by the Zoning Administrator, the applicant shall prepare a revised site plan showing the approved amendment. The revised site plan shall contain a list of all approved amendments and a place for the Zoning Administrator to sign and date all approved amendments.
- C. An amendment to an approved site plan that cannot be processed by the Zoning Administrator under subsection A and B above shall be processed in the same manner as the original site plan application.

Section 507 Expiration & Revocation of Site Plan Approval

A. Expiration.

The site plan shall expire unless construction has begun within one (1) year of approval. Thirty (30) days prior to the expiration of an approved final site plan, an applicant may make application to the Planning Commission for a one (1) year extension of the site plan at no fee. The Planning Commission may grant the requested extension for an additional one (1) year if it finds good cause for the extension and that the zoning regulations governing the site plan approval have not changed since the approval. Any subsequent re-submittal shall be processed as a new request with new fees.

B. Revocation.

The Planning Commission may suspend or revoke site plan approval in the following circumstances:

- 1. Whenever the approval was given erroneously on the basis of incorrect information supplied by the applicant or his/her agent.
- 2. The development is not in conformity with the approved site plan or is in violation of any of the provisions of this Ordinance, conditions of approval, or any other ordinances or regulations of the Township.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Article 6 Special Use Review

Sec	Name	Pg
601	Purpose	6-1
602	Special Use Review Procedure	6-1
603	Special Use Review Standards	6-4
604	Amendment of Approved Special Uses	6-5
605	Inspections	6-5
606	Expiration or Revocation of a Special Use	6-5

Section 601 Purpose

Special Uses are those uses which possess characteristics or qualities requiring individual review to ensure compatibility with the character of the surrounding area, with available public services and facilities, and with adjacent land uses. The intent of this Article is to establish equitable procedures and criteria to be applied in approving or disapproving requests for Special Uses.

Section 602 Special Use Review Procedure

A. Application Procedure and Processing.

1. **Pre-Application Meeting.** A pre-application meeting pursuant to [Section 503.B](#) may be requested by the applicant.
2. **Application Content.** An application shall be submitted to the Zoning Administrator on a special form provided for that purpose and shall include items listed below.
 - a. A plot plan or site plan as indicated in [Table 501](#), if applicable.
 - b. Name and address of applicant and owner of the premises.
 - c. Description of the proposed use, including parking facilities, if required, and any exceptional traffic situation the use may cause.
 - d. A statement by the applicant appraising the effect on the neighborhood.
 - e. The application shall be accompanied by the fee established by the Township Board of Trustees.

3. **Number of Copies and Timing.** Seven (7) copies of the applications and all related materials shall be submitted at least forty-five (45) days prior to the Planning Commission meeting at which the Special Use will be considered. A digital copy shall be required.
4. **Review for Completeness.** The Zoning Administrator will review the materials submitted to ensure all information required by the Ordinance has been provided. If the application is incomplete, the Zoning Administrator will send a notice with a detailed list of all deficiencies to the applicant. If the application, including all required additional or related information, is determined to be complete, the Zoning Administrator shall cause the submittal to be placed on the agenda of the Planning Commission meeting after notice has been provided in accordance with [Section 907](#).
5. **Coordination.** The Zoning Administrator may distribute the site plan to the following agencies or any other agency deemed appropriate for comment prior to consideration for approval.
 - a. The [Iosco County Building Department](#)
 - b. The [Iosco County Soil Erosion and Sedimentation Control Officer](#)
 - c. The [Iosco County Drain Commissioner](#)
 - d. The [Iosco County Road Commission](#) and, if appropriate, the [Michigan Department of Transportation](#)
 - e. [District Health Department](#)
 - f. Local fire and ambulance service providers
 - g. Other agencies or consultants as deemed appropriate
6. **Consultants and Studies.** The Planning Commission shall have the authority to request a professional review by an architect, engineering consultant, and/or planning consultant or to require the submission of a study such as, but not limited to, an environmental impact assessment or traffic study. The Township may accept studies prepared for another public agency. The cost of the professional review may be passed along to the applicant as per [Section 904](#). No zoning permit will be issued until this fee is paid.
7. **Special Uses Requiring ZBA Action.** Where the applicant is dependent upon the grant of any variances by the Zoning Board of Appeals, said favorable action by the Zoning Board of Appeals shall be necessary before the site plan approval can be granted or the site plan may be approved subject to favorable action by the Zoning Board of Appeals.

B. Public Hearing.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

A public hearing shall be held for all Special Use permit requests. Notice of the Special Use permit request and public hearing shall be provided pursuant to [Section 907](#).

C. **Review Procedure.**

1. **Review.** The Planning Commission shall review the Special Use application according to the requirements of the zoning district in which the proposed use is to be located, the standards set forth in [Section 603](#) and, if the use requires a site plan, [Section 505](#), and all other applicable requirements of this Ordinance.
2. **Representation at Meeting.** The applicant or his/her representative shall be present at each scheduled review or the matter shall be tabled for a maximum of two (2) consecutive meetings due to lack of representation. After these two (2) consecutive meetings without representation, the application shall be voided.
3. **Decision.** After the public hearing and review, the Planning Commission shall do one (1) of the following:
 - a. Approve the Special Use application and plot plan or site plan, if a plot plan or site plan was required. The Zoning Administrator shall then be directed to issue a zoning permit for the Special Use.
 - b. Approve the Special Use application and plot plan or site plan subject to conditions which are imposed, pursuant to [Section 908](#), in order to ensure the Special Use complies with standards stated in this Ordinance. The Zoning Administrator shall then be directed to issue a zoning permit for the Special Use.
 - c. Disapprove the Special Use application and plot plan or site plan.
4. **Findings of Fact.** The decision on a Special Use shall be incorporated into a written statement of findings and conclusions relative to the Special Use which specifies the basis for the decision and any condition(s) imposed.
5. **Notification of Disapproval.** If the Special Use is disapproved by the Planning Commission, written notification of such disapproval shall be given to the applicant, by the Zoning Administrator, within ten (10) days of disapproval.
6. **Signed Copies.** If a site plan or plot plan is required, one (1) copy of the approved site plan or plot plan, signed and dated by the Zoning Administrator and the applicant, shall be returned to the applicant by the Zoning Administrator. One (1) copy, signed and dated by the Zoning Administrator and the applicant, shall be retained and maintained on file by the Zoning Administrator.

7. **Performance Guarantee.** The Planning Commission may require an applicant to provide a performance guarantee in connection with the approval of a final site plan, pursuant to **Section 905** of this Ordinance.
8. **Conformity to Approved Plot Plan/Site Plan Required.** Following approval of a Special Use by the Planning Commission, the applicant shall construct the plot plan or site plan improvements in complete conformity with the approved plot plan or site plan if one was required. Failure to do so shall be deemed a violation of this Ordinance.
9. **Appeal.** The decision of the Planning Commission concerning a Special Use may not be appealed by the property owner, or his or her designated agent, to the Zoning Board of Appeals.

Section 603 Special Use Review Standards

The Planning Commission shall approve, or approve with conditions, an application for a Special Use permit only upon finding that the proposed Special Use complies with all the following standards:

A. General.

1. The property subject to the application is located in a zoning district in which the proposed Special Use is allowed.
2. The request is consistent with the current township master plan.
3. The request will not adversely affect the public health, safety, or welfare.
4. The request conforms to all applicable provisions of this Ordinance.
5. The request can demonstrate adequate provision for maintenance of the use and associated structures.

B. Compatibility with Adjacent Land Uses.

1. The request is compatible with the existing or allowable uses of adjacent properties and shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
2. The proposed Special Use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other properties in the areas by reason of traffic, noise, smoke, fumes glare, odors, or the accumulation of scrap material that can be seen from any public road or seen from any adjacent land owned by another person.

C. Traffic and Access.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

The request will not create undue traffic congestion or cause a traffic hazard. Adequate access to the use shall be furnished by either existing roads and highways or proposed roads and highways.

D. Public Services.

The request can demonstrate that adequate public facilities, including roads, drainage, potable water, sanitary sewer, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed.

E. Economic Well-Being of the Community.

The proposed Special Use shall not be detrimental to the economic well-being of the surrounding residents, businesses, landowners, and the community as a whole.

F. Compatibility with Natural Environment.

The request has minimized, to the degree possible, adverse effects on the natural environment and will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the Township.

G. Compliance with Supplemental Site Development Standards.

The proposed Special Use complies with all applicable supplemental site development standards as contained in **Article 7** of this Ordinance.

Section 604 Amendment of Approved Special Uses

Minor amendments to a previously-approved Special Use may be approved by the Zoning Administrator with no public hearing or public hearing notice required. Minor amendments are listed in **Section 506**. Amendments which are not considered minor shall be processed in the same manner as a new Special Use.

Section 605 Inspections

The Zoning Administrator shall have the right to inspect any Special Use to ensure continued compliance with the conditions of the Special Use.

Section 606 Expiration or Revocation of a Special Use

A. Expiration of Special Use Permit.

Any approved Special Use shall become invalid if the approved Special Use is not commenced within one

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

Reno Township Zoning Ordinance

(1) year after the zoning permit is issued. Thirty (30) days prior to expiration of an approved Special Use permit, an applicant may apply to the Planning Commission for a one (1) year extension of the Special Use permit. The Planning Commission may grant the requested extension for an additional one (1) year if it finds good cause for the extension and that the zoning regulations governing the Special Use approval have not changed since the approval.

B. Special Use that has been Replaced or Superseded.

The Special Use permit shall expire if replaced or superseded by a subsequent permitted use (except in the case where the Special Use is an accessory use on the premises) or a subsequent Special Use permit or if the applicant requests the rescinding of the Special Use Permit.

C. Abandonment of Special Use.

The Special Use permit shall expire if the Special Use has been abandoned for a period of one (1) year or more. When determining the intent of the property owner to abandon a Special Use, the Zoning Administrator shall consider the following factors:

1. Whether utilities such as water, gas, and electricity to the property have been disconnected.
2. Whether the property, buildings, and grounds have fallen into disrepair.
3. Whether signs or other indications of the existence of the Special Use have been removed.
4. Whether equipment or fixtures necessary for the operation of the Special Use have been removed.
5. Other information or actions that evidence an intention on the part of the property owner to abandon the Special Use.

D. Special Use and Transfer or Sale of Property.

A Special Use does not expire on transfer or sale of the property unless the use has been determined by the Zoning Administrator to have been abandoned pursuant to [subsection C](#).

E. Special Use Suspension or Revocation.

The Planning Commission may suspend or revoke a Special Use permit issued under the provisions of this Ordinance whenever the permit is issued erroneously on the basis of incorrect information supplied by the applicant or his/her agent and/or the Special Use is in violation of the approved plot plan or site plan, any of the provisions of this Ordinance, conditions of approval, or of any other ordinances or regulations of the Township.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

1. **Public Hearing.** Such action may be taken only after a public hearing has been held at which time the owner or operator of the Special Use, or the owner's/operator's designated agent, shall be given an opportunity to present evidence in opposition to revocation of approval.
2. **Determination.** Subsequent to the hearing, the decision of the Planning Commission with regard to the revocation shall be made, and written notification of such findings shall be provided to said owner or designated agent.
3. **Decision.** The decision of the Planning Commission shall be set forth in a Statement of Findings and shall be final in regards to revocation.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Article 7 Supplemental Regulations

Sec	Name	Pg
701	Purpose	7-1
702	Home Occupations & Cottage Industries	7-1
703	Accessory Dwelling Units & Guest Houses	7-4
704	Biofuel Production Facilities on Farms	7-5
705	Commercial Event Facilities	7-7
706	Food Trucks	7-9
707	Short Term Rentals	7-10
708	Medical Marihuana Primary Caregivers	7-12
709	Sexually-Oriented Businesses	7-14
710	Planned Unit Developments (PUD)	7-16
711	Site Condominiums	7-21
712	Solar Energy	7-23
713	Battery Energy Storage Systems	7-30
714	Wind Energy Systems	7-38
715	Junkyards, Salvage Yards, & Scrap Yards	7-49
716	Wireless Facilities	7-50

Section 701 Purpose

The uses listed in this Article shall be subject to the requirements of this Article along with provisions listed elsewhere in this Ordinance. All uses marked with an “*” in [Section 4.15 \(Full Table of Permitted and Special Uses\)](#) are included in this Article.

Section 702 Home Occupations & Cottage Industries

While Reno Township recognizes that many residents feel the necessity to work at home, the Township also recognizes the rights of all residents to be free from actual or potential nuisance which may be caused by nonresidential activities conducted in a residential zone. The intent of this Section is to provide standards to ensure Home Occupations and Cottage Industries are compatible with other allowed uses in residential districts, and thus to maintain and preserve the residential character of the neighborhood.

A. Standards.

1. Zoning Permit.

- a. Home Occupations are permitted in all zoning districts in which single-family dwellings are permitted as a matter of right. No zoning permit is required.
 - b. Cottage industries may be permitted as a Special Use subject to review and approval by the Planning Commission. Cottage industries shall be allowed on the basis of individual merit, a periodic review of each Cottage Industry shall be performed to ensure the conditions of approval are adhered to. If a premises is sold, leased, or rented to a party other than the applicant, the permit shall be reviewed for compliance with the original permit by the Zoning Administrator. If any changes are necessary, the request will be reheard by the Planning Commission.
2. **Use of Buildings.** Home Occupations and Cottage Industries operated within the dwelling shall occupy no more than forty (40) percent of the dwelling’s ground floor area. Home Occupations and Cottage Industries may occupy one hundred (100) percent of attached or detached accessory buildings.
 3. **Employees.** Home Occupations and Cottage Industries shall be conducted primarily by the person or persons occupying the premises as their principal residence.
 - a. **Home Occupations.** No more than two (2) nonresident persons shall be employed to assist with the business.
 - b. **Cottage Industries.** The maximum number of non-resident employees shall be determined at the time of Special Use review.
 4. **Architectural Style.** Additions to a dwelling for the purpose of conducting a Home Occupation or Cottage Industry shall be of an architectural style that is compatible with the architecture of the dwelling and shall be designed so that the addition can be used for dwelling purposes if the Home Occupation is discontinued.
 5. **Residential Character.** Home Occupations and Cottage Industries shall be incidental and subordinate to the principal use of the dwelling for residential purposes and shall not detract from the residential character of the premises or neighborhood.
 6. **Nuisances.** Home Occupations and Cottage Industries shall not result in the creation of conditions that would constitute a nuisance to neighboring property owners and the Township as a whole. Any machinery, mechanical devices, or equipment employed in the conduct of a Home Occupation or Cottage Industry shall not generate noise, vibration, radiation, odor, glare, smoke, steam, or other conditions not typically associated with the use of the dwelling for residential purposes.
 7. **Traffic and Delivery.** Traffic and delivery or pickup of goods shall not exceed that normally created by residential uses.

8. **Patrons and Customers.** Sales and services to patrons shall be arranged by appointment and scheduled so that not more than three (3) patron vehicle is on the premises at the same time. Hours of operation of a Cottage Industry shall be approved by the Planning Commission.
9. **Outdoor Storage and Display.**
 - a. **Home Occupations.** There shall be no exterior display or storage of goods on said premises, and the area shall be kept free of debris.
 - b. **Cottage Industries.** The outdoor storage of goods and/or materials of any kind is prohibited unless screened (by a tight-board wood fence, landscaped buffer, landscaped berm, etc.) from view from neighboring property and road rights-of-way. If required, the type of screening shall be determined at the discretion of the Planning Commission. Products produced on premises may be displayed outside. The proposed outdoor display areas shall be shown on the proposed plot plan and shall be approved by the Planning Commission.
10. **Parking.** There shall be no parking permitted within any setback areas. Parking shall be provided on-site. Four (4) additional parking spaces shall be provided on the premises, except only two (2) additional shall be provided if the Home Occupation or Cottage Industry does not have an employee. Said parking shall comply with the parking requirements in [Section 321](#).
11. **Materials/Process.** No process, chemicals, or materials shall be used which are contrary to applicable state or federal laws.

B. Termination, Extensions, Revisions, and Inspections.

1. Upon written application by the owner, the Planning Commission may, for just cause, grant a time extension for compliance with the conditions of this Section.
2. Any Home Occupation or Cottage Industry shall be subject to periodic review by the Zoning Administrator.
3. If the Zoning Administrator has reason to believe the property owner is in violation of his or her permit or grounds for revocation exist, written notice of alleged violation(s) shall be sent to the operator of the Home Occupation or Cottage Industry. The operator shall be afforded the opportunity to appear at a public hearing before the Planning Commission to present his or her case. The hearing notice procedures shall be the same as those in [Section 907](#).
4. Following the public hearing, the decision of the Planning Commission shall be made in writing and shall be based on the findings of fact. Reasonable conditions may be imposed to prevent conflicts with other property uses or to assure compatibility with the standards of this Ordinance. The Planning Commission shall have the authority to order a limit on the hours of operation, impose conditions of operation or, if deemed necessary, order the complete termination of the activity.

- 5. Proposed revisions or additions to a Cottage Industry shall constitute a change of use and shall be subject to Special Use review and approval by the Planning Commission.

Section 703 Accessory Dwelling Units & Guest Houses

Accessory dwelling units, as defined in [Article 2](#), shall comply with the following regulations:

A. Residence and Incidental Use.

The accessory dwelling unit shall be clearly incidental to the principal residence on the site. Accordingly, the following conditions shall be met:

- 1. Accessory dwelling units shall be established on owner-occupied properties only.
- 2. Only one (1) such accessory dwelling unit shall be permitted on each lot. More than one (1) accessory dwelling unit may be permitted upon Planning Commission approval.
- 3. An accessory dwelling unit may be occupied by a permanent or transient resident.
- 4. The floor area of an accessory dwelling unit shall be no greater than fifty (50) percent of the floor area of the principal dwelling on the lot. An accessory dwelling unit with a floor area of greater than fifty (50) percent of the principal dwelling may be permitted upon Planning Commission approval.
- 5. The accessory dwelling unit may be a detached structure or may be attached to another building on the property including the principal dwelling or an accessory building.
- 6. Accessory dwelling units shall meet the required setbacks for the principal building.
- 7. Accessory dwelling units shall meet the current Building Code.

B. Compatibility with Surrounding Land Use.

The design of the accessory dwelling unit shall not detract from the single-family character and appearance of the principal residence or the surrounding neighborhood.

C. Parking and Access.

In addition to required parking for the principal residence, one (1) additional parking space shall be provided for the accessory dwelling unit.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Section 704 Biofuel Production Facilities on Farms

- A. In conformance to the [Michigan Zoning Enabling Act, 2006 PA 110](#), as amended, the following regulations shall apply to biofuel production facilities:
 - 1. A biofuel production facility with an annual production capacity of not more than one hundred thousand (100,000) gallons of biofuel is a permitted use of property and is not subject to Special Use approval if all of the following requirements are met:
 - a. The biofuel production facility is located on a farm.
 - b. The biofuel production facility is located not less than one hundred (100') feet from the boundary of any contiguous property under different ownership than the property on which the biofuel production facility is located and meets all applicable setback requirements of the Zoning Ordinance.
 - c. On an annual basis, not less than seventy-five (75%) percent of the feedstock for the biofuel production facility is produced on the farm where the biofuel production facility is located, and not less than seventy-five (75%) percent of the biofuel or another product or by-product produced by the biofuel production facility is used on that farm.
 - 2. Each of the following requires Special Use approval under [subsections A.3 to A.5](#):
 - a. A biofuel production facility with an annual production capacity of not more than one hundred thousand (100,000) gallons of biofuel that meets the requirements of [subsection A.1.a and A.1.b](#) but that does not meet the requirements of [subsection A.1.c](#).
 - b. A biofuel production facility with an annual production capacity of more than one hundred thousand (100,000) gallons but not more than five hundred thousand (500,000) gallons of biofuel that meets the requirements of [subsection A.1.a and A.1.b](#).
 - 3. An application for Special Use approval for a biofuel production facility described in [subsection A.2](#) shall include all of the following:
 - a. A site plan including a map of the property and existing and proposed buildings and other facilities.
 - b. A description of the process to be used to produce biofuel.
 - c. The number of gallons of biofuel anticipated to be produced annually.
 - d. An emergency access and fire protection plan that has been reviewed and approved by the appropriate responding police and fire departments.

- e. For an ethanol production facility that will produce more than ten thousand (10,000) proof gallons annually, completed **United States Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau**, forms 5000.29 (environmental information) and 5000.30 (supplemental information on water quality considerations under 33 USC 1341(a)), or successor forms, required to implement regulations under the **National Environmental Policy Act of 1969**, 42 USC 4321 to 4347, and the **Federal Water Pollution Control Act**, 33 USC 1251 to 1387.
 - f. Information that demonstrates that the biofuel production facility will comply with the requirements of **subsections A.2** and **A.5**.
 - g. Any additional information requested by the Planning Commission or Zoning Administrator.
4. The Township shall hold a hearing on an application for Special Use approval under **subsection A.2** not more than sixty (60) days after the application is filed.
 5. Special Use approval of a biofuel production facility described in **subsection A.2** shall be made expressly conditional on the facility's meeting all of the following requirements before the facility begins operation and no additional requirements:
 - a. Buildings, facilities, and equipment used in the production or storage of biofuel comply with local, state, and federal laws.
 - b. The owner or operator of the biofuel production facility provides the Township with proof that all necessary approvals have been obtained from the state and federal agencies that are involved in permitting any of the following aspects of biofuel production:
 - (1) Air pollution emissions.
 - (2) Transportation of biofuel or additional products resulting from biofuel production.
 - (3) Use or reuse of additional products resulting from biofuel production.
 - (4) Storage of raw materials, fuel, or additional products used in, or resulting from, biofuel production.
 - (5) The biofuel production facility includes sufficient storage for both of the following:
 - (a) Raw materials and fuel.
 - (b) Additional products resulting from biofuel production or the capacity to dispose of additional products through land application, livestock consumption, sale, or other legal use.
- B. This Section does not authorize biofuel production facilities that are not located on farms.

Section 705 Commercial Event Facilities

A. Standards.

1. Restaurants and hotels with banquet facilities where commercial event facilities are accessory to the principal use shall not be subject to this Section.
2. **Parking.** No vehicles associated with the event shall be permitted to be parked on public roadways. All vehicle parking shall be maintained "on site." "On site" is defined as at least one hundred (100) feet from the property boundaries of the lot on which the event is permitted. Adequate parking shall be provided for the guests of the event and those employed in support of the event. At a minimum, at least one (1) parking space for every four (4) persons attending the event shall be provided for on-site parking. The Planning Commission is authorized to take into account, to the extent it deems practicable, the joint use of parking spaces that may exist for a golf course, public restaurant, or other operations on the property during the time of events. The Planning Commission may approve, in its discretion, the use of off-site parking as an alternative with transportation provided to the site by attendees through a commercial transportation service.
3. **Setbacks.** The general event area (the actual location(s) in which the gathering is to occur) shall be located three hundred (300) feet from adjacent owners' lot lines. All activities associated with the use are to be included within the general event area, the only exception being the parking as allowed by [subsection A.2](#) above.
4. **Hours of Operation.** Year-round operations may be authorized. Events shall commence no earlier than 10 AM and shall terminate no later than midnight. However, the Planning Commission shall have the power to modify the commencement and termination times for a particular site based upon the specifics of the application. For purposes of this Section, "termination" shall mean the termination of food, drinks, service, and entertainment, with the understanding that attendees and servers will need a reasonable amount of time after termination to exit the premises.
5. **Amplified Sound.** Sources of amplified sound, including but not limited to recorded music, live musical performances, and spoken word, shall commence no earlier than 12:00 PM, shall be terminated by 11:00 PM. The Planning Commission shall have the power to modify the time limits for amplified sound for a particular site based on the specifics of the application. Enclosed buildings, tents, pavilions, and other open/non-enclosed structures shall be considered an acceptable location for the source of amplified sound as referenced in this Section. Strict consideration shall be afforded to the maintenance of ambient outdoor noise levels at the property boundaries.

6. **Overnight Accommodations.** No overnight accommodations shall be provided in temporary structures such as tents or recreational vehicles unless the Planning Commission approves a deviation from this standard. Any Commercial Event Facility which provides overnight accommodations must comply with all applicable codes and laws related to the provision of said accommodations.
7. **Capacity.** The number of persons allowed at each event for a proposed Commercial Event Facility shall be compatible with the proposed facilities and infrastructure for each site.
8. **Sanitary Facilities.** Adequate sanitary restroom facilities shall be provided on site, and the type and location of such facilities shall be subject to the approval of the Planning Commission and **District Health Department**.
9. **Number of Events.** The Planning Commission may limit the number of events allowed per year.
10. **Ingress/Egress.** The site of the Commercial Event Facility shall have at least two (2) means of egress, at least one (1) of which is adequate for emergency vehicles as determined by the Planning Commission in consultation with emergency responders based on its width, length, surface, and ability to support the gross vehicle axle weight of emergency vehicles.
11. **Buffers.** The Planning Commission may require appropriate buffers between the Commercial Event Facility and adjoining properties given the size of the lot, the natural topography, and vegetative cover.
12. **Outdoor Seating.** Seating for events may occur outdoors, under a fabric structure temporarily constructed on the property, or in an event barn or other structure.

B. Submittal Requirements.

1. In addition to the requirements in **Section 504 (Site Plan Data Required)**, the site plan must show the area of the event, parking, temporary structures, and sanitation facilities.
2. **Event Management Plan.** An event management plan shall be prepared and submitted to the Planning Commission for review and approval. The plan shall include provisions for traffic and parking management, hours of operation, noise abatement, toilet facilities, and the maximum number of guests. The plan shall also include a list of contacts for emergency situations.
 - a. Hours of operation must include setup and takedown times.
 - b. The event plan must provide the expected maximum number of persons intended to use the property at one time and collectively, including organizers, employees, vendors, exhibitors, and spectators/participants.

- c. The event plan must provide the expected number of automobiles and other vehicles intended to use the property at one time and collectively.
 - d. The event plan must provide certification that the property where the event is to take place is not subject to any covenant or restriction limiting its use, or if the use is restricted by easement or otherwise, a copy of a survey or diagram depicting the easement area and any reserved area where development rights are intact.
3. The Planning Commission may grant a deviation from any of the [subsections A.2 through A.6](#) above upon the following findings:
- a. Granting the deviation will not cause a substantially adverse effect on neighboring properties and will not produce nuisance conditions to occupants of nearby properties.
 - b. Granting the deviation will not otherwise impair the public health, safety, and general welfare of the residents.
 - c. Granting the deviation will uphold the spirit and intent of this Ordinance.

A request for deviation shall be considered as part of the Special Use process. The need/reason for the deviation shall be provided, in writing, by the applicant. If a deviation is requested after the initial approval, a new approval process shall be required.

Section 706 Food Trucks

- A. Food trucks regulated by this Section are intended to be stationary establishments. These regulations do not apply to mobile food trucks which distribute goods as they are driving throughout the community (i.e. mobile ice cream trucks).
- B. Zoning approval is required for food trucks which will be in a stationary location for over seven (7) days. The property owner shall submit a plot plan pursuant to [Section 502](#). The plot plan shall show the planned parking for any food trucks on a lot as well as all planned outdoor seating. If a property owner has a lot large enough to accommodate more than one (1) food truck, only one (1) zoning approval is required for all of the food trucks on the property.
 - 1. The Zoning Administrator is responsible for review and issuance of zoning permits for a single food truck located upon a lot.
 - 2. The Planning Commission is responsible for review and issuance of approval for multiple food trucks on one (1) lot.
 - 3. A single food truck may receive approval for multiple locations.

Reno Township Zoning Ordinance

- C. Food trucks may be placed as stand-alone units on a property without a principal building or may be placed on a lot in conjunction with a principal building.
- D. Grease and liquid waste may not be disposed of in storm drains, sanitary sewer systems, or public roads.
- E. All areas of the lot shall be kept clean and free of debris.

Section 707 Short Term Rentals

A. Standards.

1. **Zoning Permit.** A separate zoning permit is required for each Short Term Rental property regardless of whether or not the properties are under the same ownership.
2. **Exterior.** All exterior premises shall be kept free from any accumulation of junk or garbage.
3. **Trash.** Provisions for trash disposal shall be provided. Trash shall be contained in properly sealed receptacles. There shall be no overflow that will be attractive to vermin.
4. **Nuisance.** Activities on a Short Term Rental property shall not constitute a nuisance to neighboring properties by reason of noise, dust, odor, fumes, glare, lighting, vibrations, or trespass.
5. **Traffic.** Vehicular traffic generated by the Short Term Rental shall not exceed that which would normally be expected in a residential neighborhood.
6. **Parking.** All parking associated with a Short Term Rental shall be out of the roadway and entirely on-site in the garage, driveway, or other improved area.
7. **Noise.** Noise shall be subject to [Section 316 \(Performance Standards\)](#).
8. **Fireworks.** Fireworks shall not be permitted except as superseded by Section 7 of [2011 PA 256](#), as amended (Michigan Fireworks Safety Act).
9. **Street Address Posted within Dwelling Unit.** The street address of the property shall be posted in at least two (2) prominent locations within the dwelling unit in order to assist occupants in directing emergency service personnel in the event of an emergency. The address should be posted near the kitchen and near any telephone or pool.

B. Local Agent.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

1. Each owner of a Short Term Rental must designate a local agent who has access and authority to assume management of the unit and take remedial measures.
2. The local agent must be available twenty-four (24) hours a day during the rental period and shall reside within forty-five (45) minutes travel time of the property (or portion thereof) used for a Short Term Rental.
3. The Township will provide the phone number of the local agent to all neighbors within a three hundred (300) foot radius of the subject property boundaries.
4. An owner meeting the requirements of subsections (1) through (3) above may designate themselves as the local agent.
5. The permit holder shall notify the Township of any changes in ownership or in the local agent.

C. **Owner Responsibility.**

The owner or local agent shall require the standards in this Section be met by renters as part of all rental agreements. The owner or local agent shall use best efforts to assure that the occupants or guests of the Short Term Rental do not violate this Ordinance by notifying the occupants of the rules regarding Short Term Rentals and taking appropriate action to abate the violation when notified that occupants are violating laws regarding their occupancy. It is not intended that the owner or local agent act as a peace officer or place himself or herself in harm’s way.

D. **Zoning Permits.**

1. Short term rentals require a zoning permit.
2. The following application elements are required prior to receipt of a Short Term Rental zoning permit or permit renewal:
 - a. A fully completed and signed Zoning Permit Application form provided by the Township including all the required supplemental documents.
 - b. Owner contact information.
 - c. Contact information for a local agent available by phone twenty-four (24) hours a day, seven (7) days a week whenever the unit is utilized as a Short Term Rental.
 - d. **More Than One (1) Owner or Ownership by Entity.** Where more than one (1) person has an ownership interest, the required information shall be provided for each owner. In those cases in which the owner is not a person, the information required shall be provided for the organization owning the Short Term Rental dwelling and for the president, general manager, or other chief executive officer of the organization.

3. A Short Term Rental zoning permit shall be issued by calendar year. All permits shall expire at the end of the calendar year and must be renewed each year. If the current owner has not violated the Ordinance, renewal for next year is guaranteed if reapplication is applied for.

E. Violations.

Failure to adhere to the standards in this Section shall be a violation of this Ordinance per [Section 911](#).

Section 708 Medical Marihuana Primary Caregivers

A. Intent and Purpose.

The purpose of this Section is to implement land use regulations to address the medical use of marihuana as authorized by the enactment of the [Michigan Medical Marihuana Act](#) (hereinafter referred to as the "MMMA"), Initiated Law 1 of 2008, MCL 333.26423, et seq, and its administrative rules, R 333.101, et seq.

B. Regulations for Primary Caregivers.

A primary caregiver facility is hereby authorized as a use by right in any zoning district, provided that all of the following regulations are met:

1. The primary caregiver must be issued and at all times must maintain a valid registry identification card by the [Michigan Department of Licensing and Regulatory Affairs](#) or any successor agency under the provisions of the [MMMA](#).
2. Except when being transported as provided in [subsection 8](#) below, all marihuana plants or products must be contained within the primary caregiver facility in an enclosed, locked facility that segregates the marihuana plants and products for medical use for each qualifying patient and that permits access only by the primary caregiver.
3. If a room with windows within the primary caregiver facility is utilized to grow marihuana for medical use, any artificial lighting shall be shielded, to prevent glare, must not be visible from neighboring properties, and must not be visible from adjacent roads or public ways.
4. Except as provided herein, no more than one (1) primary caregiver shall be permitted to provide primary caregiver services within a single primary caregiver facility. Provided, however, a husband and wife or not more than two (2) unrelated individuals whose relationship is of a permanent and distinct domestic character and who live as a single, nonprofit housekeeping unit with single culinary facilities may both be primary caregivers within the same primary caregiver facility.
5. Except for any qualifying patients who reside with the primary caregiver at the primary caregiver facility, no more than five (5) qualifying patients may be present at the same time at a primary

caregiver facility for any purpose directly related to primary caregiver services. This Subsection, however, shall not be construed to prohibit the presence of qualifying patients at a primary caregiver facility for purposes unrelated to primary caregiver services.

6. Qualifying patient visits to a primary caregiver facility shall be restricted to between the hours of 8:00 a.m. and 8:00 p.m., except when (1) the qualifying patient resides with the primary caregiver at the primary caregiver facility, or (2) the qualifying patient visits are for purposes unrelated to primary caregiver services.
7. No qualifying patients under the age of eighteen (18) shall be permitted at any time at a primary caregiver facility, except when (1) in the presence of his/her parent or guardian, (2) the qualifying patient resides with the primary caregiver at the primary caregiver facility, or (3) the qualifying patient visits are for purposes unrelated to primary caregiver services.
8. No marihuana for medical use shall be dispensed by the primary caregiver to qualifying patients at the primary caregiver facility, except to a qualifying patient who resides with the primary caregiver at the primary caregiver facility. Except as provided herein, the primary caregiver shall deliver all marihuana for the medical use of such qualifying patient, and such delivery shall take place on private property away from public view. Any such delivery vehicle shall be unmarked and not bear any emblem or sign that would indicate the nature of its cargo. In addition, all marihuana for medical use delivered to a qualifying patient shall be packaged so the public cannot see or smell the marihuana.
9. No marihuana for medical use shall be consumed, smoked, or ingested by a qualifying patient by any method at a primary caregiver facility, except by a qualifying patient who resides with the primary caregiver at the primary caregiver facility.
10. A primary caregiver shall display at the primary caregiver facility indoors and in a manner legible and visible to his/her qualifying patients:
 - a. A notice that qualifying patients under the age of eighteen (18) are not allowed at the primary caregiver facility, except when (a) in the presence of his/her parent or guardian, (b) the qualifying patient resides with the primary caregiver at the primary caregiver facility, or (c) the qualifying patient visits are for purposes unrelated to primary caregiver services, and
 - b. A notice that no dispensing or consumption of marihuana for medical use shall occur at the primary caregiver facility, except to or by a qualifying patient who resides with the primary caregiver at the primary caregiver facility.
11. A primary caregiver facility shall not have any signage visible from the outdoors that would indicate the nature of the primary caregiver services being conducted in the primary caregiver facility.

Reno Township Zoning Ordinance

- 12. The portion of the primary caregiver facility, including any room or area utilized to grow marihuana for medical use, shall contain electrical service and wiring, certified by an electrician licensed in the State of Michigan, meeting the applicable requirements of the electrical code in effect in the Township.

C. Relationship to Federal Law.

Nothing within this Section is intended to grant, nor shall it be construed as granting, immunity from federal law.

D. Prohibited Uses.

Marihuana Facilities as designed by [2016 PA 281, Medical Marihuana Facilities Licensing Act](#), MCL 333.27101 et seq. and marihuana establishments as defined by [Initiated Law 1 of 2018, Medical Regulation and Taxation of Marihuana Act](#), MCL 333.27951 et seq. are prohibited.

Section 709 Sexually-Oriented Businesses

The purpose and intent of this Section pertaining to the regulation of sexually oriented businesses is to regulate the location and operation of, but not to exclude, sexually-oriented businesses within the Township, and to minimize their negative secondary effects. It is recognized that sexually-oriented businesses, because of their very nature, have serious objectionable operational characteristics which cause negative secondary effects upon nearby residential, educational, religious, and other similar public and private uses. The regulation of sexually-oriented businesses is necessary to ensure that their negative secondary effects will not contribute to the blighting and downgrading of surrounding areas and will not negatively impact the health, safety, and general welfare of Township residents. The provisions of this Ordinance are not intended to offend the guarantees of the First Amendment to the United States Constitution or to deny adults access to sexually oriented-businesses and their products, or to deny sexually-oriented businesses access to their intended market. Neither is it the intent of this Ordinance to legitimize activities which are prohibited by Township ordinances, state or federal law. If any portion of this Ordinance relating to the regulation of sexually oriented businesses or referenced in those sections is found to be invalid or unconstitutional by a court of competent jurisdiction, the Township intends said portion to be disregarded, reduced, and/or revised so as to be recognized to the fullest extent possible by law. The Township further states that it would have passed and adopted what remains of any portion of this Ordinance relating to regulation of sexually oriented businesses following the removal, reduction, or revision of any portion so found to be invalid or unconstitutional.

- A. No sexually-oriented business shall be permitted in a location in which any main or accessory building or structure, including signs, is within one thousand (1,000) feet of any main or accessory building or structure of another sexually-oriented business.
- B. No sexually-oriented business shall be established on a lot which is within four thousand (4,000) feet of any lot zoned for or used for residential use or any lot used for park, school, child care center, library, or religious or cultural activity.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

- C. The distances in subsections A and B shall be measured in a straight line without regard to intervening structures, topography, and zoning. Said business shall not be permitted as a home occupation or cottage industry.
- D. The proposed use shall conform to all specific density and setback regulations of the zoning district in which it is located.
- E. The proposed use must meet all applicable written and duly promulgated standards of the Township and other governments or governmental agencies having jurisdiction, and that to the extent required, the approval of these governments and/or governmental agencies has been obtained or is reasonably assured.
- F. The outdoor storage of garbage and refuse shall be contained, screened from view, and located so as not to be visible from neighboring properties or adjacent roadways.
- G. Any sign or signs proposed for the sexually-oriented business must comply with the provisions of this Ordinance, and shall not otherwise include photographs, silhouettes, drawings, or pictorial representations of any type, or include animated or flashing illumination.
- H. Entrances to the proposed sexually-oriented business must be posted on both the exterior and interior walls, in a location clearly visible to those entering and exiting the business, and using lettering no less than two (2) inches in height that: (1) “persons under the age of 18 are not permitted to enter the premises”, and 2) “No alcoholic beverages of any type are permitted within the premises unless specifically allowed pursuant to a license duly issued by the Michigan Liquor Control Commission.”
- I. No product or service for sale or gift, or any picture or other representation of any product or service or gift, shall be displayed so as to be visible from the nearest adjoining roadway or a neighboring property.
- J. Hours of operation shall be limited to 12:00 PM (noon) to 12:00 AM. (Midnight)
- K. Any booth, room, or cubicle available in any sexually-oriented business, excepting an adult motel, used by patrons for the viewing of any entertainment characterized by the showing of Specified Anatomical Areas or Specified Sexual Activities:
 - 1. Shall be handicap accessible to the extent required by the [Americans With Disabilities Act](#);
 - 2. Shall be unobstructed by any door, lock, or other entrance and exit control device;
 - 3. Has at least one (1) side totally open to a public, lighted aisle so that there is an unobstructed view at all times from the adjoining aisle of any occupant;
 - 4. Is illuminated by a light bulb of wattage of no less than twenty-five (25) watts;
 - 5. Has no holes or openings in any side or rear walls.

Section 710 Planned Unit Developments (PUD)

A. General.

- 1. **Approval.** Planned unit developments (PUDs) shall be reviewed and approved by the Planning Commission. Compliance with the regulations of this Ordinance in no way excuses the developer from the applicable requirements of a subdivision ordinance, where required, except as modifications thereof are specifically authorized in the approval of the application for the Planned Unit Development.
- 2. **Intent.** These regulations are to encourage and provide means for effecting desirable and quality development by permitting greater flexibility and design freedom than that permitted under the basic district regulations, and to accomplish a well-balanced, aesthetically satisfying, and economically desirable development of building sites within a PUD. These regulations are established to permit latitude in the development of the building site if such development is found to be in accordance with the purpose, spirit, and intent of this Ordinance and is found not to be hazardous, harmful, offensive, or otherwise adverse to the environment, property values or the character of the neighborhood or the health, safety, and welfare of the community. It is intended to permit and encourage diversification, variation, and imagination in the relationship of uses, structures, open spaces, and heights of structures for developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage more rational and economic development with relationship to public services, and to encourage and facilitate the preservation of open lands.

B. Conditions.

- 1. **Area.** No planned unit development shall have an area less than that approved by the Planning Commission as adequate for the proposed development.
- 2. **Uses.** The following uses may be allowed in a PUD. Mixed uses are encouraged.
 - a. **Residential Uses.** Dwelling units in detached, semi-detached, attached, or multiple-family dwellings or any combination thereof, along with customary accessory uses and structures are permitted in a PUD.
 - b. **Non-Residential Uses.** Non-residential uses are permitted in a PUD provided that such uses are compatibly and harmoniously incorporated into the unitary design of the PUD.
 - c. **Development Not Associated with Residential Uses.** A PUD may exclude residential development and allow other commercial, industrial, institutional, cultural, and/or recreational uses if the applicant can demonstrate that the proposed PUD is sufficiently well designed to accomplish the intent of this Ordinance with respect to adjoining land uses both

existing and anticipated. A PUD excluding residential uses may not be located in a residential zoning district.

3. **Ownership.** The development shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property.
4. **Design.** The Planning Commission shall require such arrangements of structures and open spaces within the site development plan as necessary to ensure that adjacent properties will not be adversely affected.
5. **Arrangement.** Where feasible, the least height and density of buildings and uses shall be arranged around the boundaries of the development.
6. **Specific Regulations.** Lot area, width, yard, height, density, and coverage regulations shall be determined by approval of the site development plan. Minimum development standards set forth by the original district in which the proposed PUD is located shall act as general guidelines. To encourage flexibility and creativity consistent with the intent of PUD regulations, the Township may permit specific departures from the requirements of the Zoning Ordinance.
7. **Open Spaces.** Preservation, maintenance, and ownership of required open spaces within the development shall be accomplished by either:
 - a. Dedication of the land as a public park or parkway system; or
 - b. Creating a permanent, open space easement on and over the said private open spaces to guarantee that the open space remain perpetually in recreational use, with ownership and maintenance being the responsibility of an owners' association established with articles of association and bylaws, which are satisfactory to the Reno Township Board.
8. **Landscaping.** Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be planned and presented to the Planning Commission for approval, together with other required plans for the development. A planting plan showing proposed tree and shrubbery plantings shall be prepared for the entire site to be developed. A grading and drainage plan shall also be submitted to the Planning Commission with the application.
9. **Signs.** The size, location, design, and nature of signs, if any, and the intensity and direction of area lighting or floodlighting shall be detailed in the application.
10. **Desirability.** The proposed use of the particular location shall be shown as necessary or desirable, to provide a service or facility that will contribute to the general well-being of the surrounding area. It shall also be shown that under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity of the Planned Unit Development.

C. Planning Commission Determination.

1. **Considerations.** In carrying out the intent of this Section, the Planning Commission shall consider the following principles:
 - a. It is the intent of this Section that site and building plans for a PUD shall be prepared by a designer or team of designers having professional competence in urban planning as proposed in the application. The Planning Commission shall be permitted to require the applicant to engage such professional expertise as a qualified designer or design team.
 - b. It is not the intent of this Section that control of the design of a PUD by the Planning Commission be so rigidly exercised that individual initiative be stifled and substantial additional expense incurred; rather, it is the intent of this Section that the control exercised be the minimum necessary to achieve the purpose of this section.
 - c. The Planning Commission shall be authorized to approve or disapprove an application for a PUD. In an approval, the commission shall be permitted to attach such conditions as it deems necessary to secure compliance with the purposes set forth in this Section.
 - d. That the development is planned as one (1) complex land use rather than as an aggregation of individual and unrelated buildings and uses.
2. **Limitations on Application.**
 - a. Upon approval of a PUD, construction shall proceed only in accordance with the plans and specifications approved by the Planning Commission and in compliance with any conditions attached by the jurisdiction as to its approval.
 - b. Amendment to approved plans and specifications for a PUD shall be obtained only by following the procedures here outlined for first approval.
 - c. The Zoning Administrator shall not issue any permit for any proposed building, structure, or use within the project unless such building, structure, or use is in accordance with the approved development plan and with any conditions imposed in conjunction with its approval.

D. Required Contributions.

The Reno Township Board, as part of the approval of a PUD, shall be permitted to require an applicant to make reasonable contributions to include, but not limited to any combination of the following:

1. Dedication of land for public park purposes.

2. Dedication of land for public school purposes.
3. Dedication of land for public road right-of-way purposes.
4. Construction of, or addition to, roads serving the proposed project when such construction or addition is reasonably related to the traffic to be generated.
5. Installation of required traffic safety devices.
6. Preservation of areas containing significant natural, environmental, historic, archeological or similar resources.

E. Review and Approval.

1. **Pre-Application Meeting.** The developer shall meet with the Zoning Administrator, Planning Commission Chair, and/or Planning Commission prior to the submission of the development plan. The purpose of this meeting is to discuss, early and informally, the purpose and effect of this Ordinance and the criteria and standards contained herein, and to obtain feedback on the preliminary proposal.
2. **Combined Preliminary and Final Site Plan Approval Option.** The applicant has the option to combine the Preliminary and Final Site plan approval processes into one approval process.
3. **Submission of Preliminary Site Plan.** The applicant shall submit seven (7) copies of a preliminary site plan which shall include:
 - a. General footprint of proposed and existing buildings.
 - b. Indication of proposed uses and their general locations.
 - c. General layout of roads, drives, parking areas, and pedestrian paths.
 - d. Individual lots, if applicable.
 - e. Proposed setbacks for district perimeters and individual buildings within the development.
 - f. Proposed perimeter buffer zones and screening.
 - g. Conceptual landscape plan.
 - h. Development phases, if applicable.
 - i. Type, estimated number, and density range for residential development.

- j. Other information as may be deemed necessary by the Zoning Administrator or the Planning Commission to properly review the proposal.
- k. Additional supporting documentation including a written narrative describing the project.

4. Preliminary Site Plan Approval.

- a. **Public Hearing.** The Planning Commission shall conduct a public hearing on the preliminary site plan which shall be noticed in accordance with [Section 907](#) of this Ordinance.
- b. **Preliminary Site Plan Approval/Action.** Following the public hearing, the Planning Commission shall approve, deny, or approve the preliminary plan subject to specified conditions/revisions.

Once approved, the preliminary site plan shall be valid for a period of two (2) years. If a final site plan for the entire project or a phased portion thereof is not submitted within the two (2)-year time period, the PUD and preliminary site plan shall become null and void. The Planning Commission may approve one (1) extension of up to two (2) years.

5. Final Site Plan Approval.

- a. The applicant shall submit seven (7) copies of a final site plan of the entire PUD or phased portion thereof for review and approval.
- b. The final site plan shall include all site plan data required in [Section 504](#).
- c. The final submittal shall be prepared incorporating any changes specified as part of the preliminary approval.
- d. The Planning Commission shall conduct a public hearing which shall be noticed in accordance with [Section 907](#) of this Ordinance.
- e. Following the public hearing, the Commission shall take action on the plan. If approved with conditions, the approval shall indicate whether review and approval of any required modifications shall be made by the Planning Commission or by the Zoning Administrator. Planning Commission approval shall be based on the requirements stated in this Section, site plan approval standards in [Section 505](#), Special Use approval standards in [Section 603](#), and a finding that the final site plan is consistent with the preliminary site plan approved by the Planning Commission, including any conditions or required modifications.
- f. An approved final site plan shall be valid for three (3) years, during which time all permits necessary for the construction of the approved development shall be obtained. Failure to do so shall require the re-submittal of the previously approved final site plan to the Planning Commission for review and re-approval. The Planning Commission may reject or require

modifications to the plan if, in its opinion, conditions on or off-site have changed in such a manner as to necessitate the rejection or modification.

- g. No zoning amendment passed during the time period granted for the approved development plan shall in any way affect the terms under which approval of the Planned Unit Development was granted.

- 6. **Amendment to an Approved PUD.** Amendments to a final approved site plan for a PUD shall follow the regulations in [Section 506](#).

Section 711 Site Condominiums

A. Intent.

The purpose of this Section is to regulate the creation and use of site condominiums within the Township and to promote and protect the health, safety, and general welfare of the public. These regulations and controls shall in no way repeal, annul, or in any way interfere with the provisions and standards of any other state and federal laws and regulations.

B. General Requirements.

- 1. **Compliance with Federal, State, and Local Laws.** All site condominium projects, including manufactured home condominium developments, shall comply with all applicable federal, state, and local laws and ordinances.
- 2. **Zoning Requirements.** All site condominium projects shall be located within the zoning district that permits the proposed use and shall comply with all zoning requirements of this Ordinance.
 - a. For the purposes of these regulations, each condominium unit in a site condominium shall be considered as a single zoning lot and shall comply with all regulations of the zoning district in which it is located.
 - b. In a site condominium containing single-family detached dwelling units, not more than one (1) dwelling unit shall be located on a single site condominium unit nor shall a dwelling unit be located on a site condominium unit with any other principal building or principal use. One (1) accessory dwelling unit shall be permitted per site condominium unit.
 - c. Setbacks shall be measured from the boundaries of the site condominium unit.
- 3. **Site Plan Review.** Prior to recording a plat or master deed, site condominiums shall undergo site plan and Special Use review and approval by the Planning Commission in accordance with [Article 5](#) and [Article 6](#) of this Ordinance. Approval under this Ordinance shall be required as a condition to the right to construct, expand, or convert a site condominium project in the Township.

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

a. **Application.**

- (1) An application for site plan approval shall be filed for review as per the requirements of **Article 5** of this Ordinance. All procedures and standards of **Article 5** and **Article 6** shall apply to site condominium projects.
- (2) All condominium site plans shall include the information required in Section 66 of **PA 59 of 1978**, as amended (Condominium Act, being MCL 559.166).
- (3) The application for site plan review shall also include a copy of the proposed deed restrictions and/or master deed and by-laws to be recorded with the County Register of Deeds for review and approval by the Planning Commission.
- (4) In the case of single-family detached dwelling units, the location and dimensions of site condominium common elements, limited common elements, and building envelopes, rather than individual buildings and setbacks, shall be shown on the site plan.

b. **Deed Restrictions, Master Deed, By-Laws.**

- (1) The deed restrictions and/or master deed and by-laws shall be reviewed with respect to all matters subject to regulation by the Township, including but not limited to preservation and maintenance of drainage, retention ponds, wetlands, and other natural areas, and maintenance of landscaping in common areas in the project.
- (2) Also, the deed restrictions and/or master deed and by-laws shall provide for the means by which any private road rights-of-way may be dedicated to the public entity having jurisdiction in the future should such dedication be later deemed appropriate.

c. **Performance Guarantee.** As a condition of approval of the site plan, the Planning Commission may require performance guarantees by the developer in accordance with the provisions of **Section 905**, to ensure completion of improvements shown upon the site plan. Upon fulfillment of all requirements, the developer shall apply to the Township for release of any remaining performance guarantees.

4. **Easements for Utilities.** Road rights-of-way shall be parcels separate from individual residential units or lots. The rights-of-way shall be for roadway purposes and for the maintaining, repairing, altering, replacing, and/or removing of pipelines, wires, poles, mains, conduits, and other installations of a similar character for the purpose of providing public utilities including electric, communications, water, drainage and sewers, and subject to easements to be dedicated to the Township.

5. **Additional Filings Required.** Subsequent to the recording of the deed restrictions and/or master deed and by-laws, and subsequent to the construction of improvements, the developer shall file the following information with the Township Clerk:
 - a. Three (3) copies of the as-built site condominium plans.
 - b. Two (2) copies of the recorded deed restrictions and/or master deed and by-laws with all pertinent attachments.
 - c. Certification from the developer’s engineer that improvements have been installed in conformance with the approved construction drawings and monuments.

Section 712 Solar Energy

A. Solar Energy Facilities (Utility-Scale/Commercial).

A solar energy facility (utility-scale/commercial) shall require a Special Use permit and shall be evaluated with the following standards in addition to the standards in [Section 505](#) and [Section 603](#).

1. **Intent.** The intent of this Section is to regulate the development of solar facilities in Reno Township according to the following:
 - a. Reno Township recognizes the importance of agricultural lands as an economic base and way of life in the Township.
 - b. Reno Township intends to maintain and provide for the preservation of farmland and woodlands, where feasible.
 - c. Reno Township wishes to discourage the conversion of farmland into other more intensive uses.
 - d. Reno Township recognizes farmland as contributing to the scenic and rural character of the Township.
 - e. Reno Township recognizes the importance and encourages the continued opportunity to purchase fresh foods produced on local agricultural land.
 - f. Reno Township intends to maintain the desirable aspects of the community character of the Township while working toward resolving the problematic aspects.
 - g. Reno Township intends to utilize the existing resources of the Township in a productive manner to maintain the community character and address problems.

- h. Reno Township intends to guide future development in a manner that will protect existing development, preserve rural community character, and conserve natural resources and the environment, yet meets the long-term needs of the community.
- 2. **Acreage Limit.** In Reno Township, there shall be no greater than one thousand four hundred (1,400) acres of above-ground solar or battery energy storage structures on participating lots.
- 3. **Setbacks.** The setbacks of all solar collection devices and ancillary equipment shall be at least fifty (50) feet from the road right-of-way and all lot lines of non-participating lots and shall be three hundred (300) feet from all residences and occupied community buildings on non-participating lots.
- 4. **Height.** The total height for all solar collection devices shall not exceed twenty (20) feet when oriented at maximum tilt.
- 5. **Reflection/Glare.** Solar collection devices, or a combination of devices, shall be designed and located to avoid glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard. This may be accomplished by both the placement and angle of the collection devices as well as human-made or environmental barriers. Plans to reduce glare may be required in the initial materials submitted.
- 6. **Impervious Surface/Stormwater.** If more than eight thousand (8,000) square feet of impervious surface will be located on the site, the application shall include a drainage plan prepared by a registered civil engineer showing how stormwater runoff will be managed. If detergents will be used to clean solar panels, details on the type of detergent, frequency, and quantity of use, and stormwater quality protection measures shall be provided. Any necessary permits from outside agencies for off-site discharge shall be provided.
- 7. **Screening.** The Planning Commission may require that solar devices be screened year-round from view from any existing adjacent non-participating lot line and the public right-of-way by use of a screening wall, evergreen vegetation, or other screening of similar effectiveness and quality, as determined by the Planning Commission. Screening shall look as natural as possible through the use of varying plant materials of varying heights, if possible. Natural vegetation may be counted toward screening requirements. Screening shall be maintained throughout the life of the facility including replacing dead vegetation within six (6) months or at the earliest feasible time of year dependent on the weather. The Planning Commission may reduce or waive screening requirements provided that any such adjustment is in keeping with the intent of the Ordinance.
- 8. **Wiring.** Wiring (including communication lines) may be buried underground. Any above-ground wiring within the footprint of the solar energy facilities shall not exceed the height of the solar array at maximum tilt.
- 9. **Lighting.** Solar Energy Facility lighting shall be limited to inverter and/or substation locations only. Light fixtures shall have downlit shielding and be placed to keep light on-site and glare away from

adjacent properties, bodies of water, and adjacent roadways. Flashing or intermittent lights are prohibited.

10. **Sound.** The sound pressure level of a solar energy facility and all ancillary solar equipment shall not exceed fifty-five (55) dBA (Leq (1 hour)) at the nearest outer wall of the nearest dwelling located on an adjacent non-participating lot. The site plan shall include modeled sound isolines extending from the sound source to the dwelling. The applicant may be required to provide operating sound pressure level measurements from a reasonable number of sampled locations to demonstrate compliance with this standard.
11. **Land Clearing.** Land disturbance or clearing shall be limited to what is minimally necessary for the installation and operation of the system and to ensure sufficient all-season access to the solar resource given the topography of the land. Topsoil distributed during site preparation (grading) on the property shall be retained on site.
12. **Access Drives.** New access drives within the Solar Energy Facility shall be designed to minimize the extent of soil disturbance, water runoff, and soil compaction on the premises. The use of geotextile fabrics and gravel placed on the surface of the existing soil for temporary roadways during the construction of the Solar Energy Facility is permitted, provided that the geotextile fabrics and gravel are removed once the Solar Energy Facility is in operation.
13. **Fencing.** Solar Energy Facilities may be secured with perimeter fencing to restrict unauthorized access. Fencing is not subject to setbacks in [subsection A.3](#).
14. **Agricultural Protection.** For sites where agriculture is a permitted use in a district, solar energy facilities shall be sited to minimize impacts to agricultural production through site design and accommodations including:
 - a. The ground mounting of panels by screw, piling, or a similar system that does not require a footing, concrete, or other permanent mounting in order to minimize soil compaction.
 - b. Siting panels to avoid disturbance and compaction of farmland by siting panels along field edges and in nonproduction areas to the maximum extent practicable and financially feasible.
 - c. Maintaining all drainage infrastructure on-site, including drain tile and ditches, during the operation of the solar energy facility.
 - d. Siting the solar energy facility to avoid isolating areas of the farm operation such that they are no longer viable or efficient for agricultural production, including, but not limited to, restricting the movement of agricultural vehicles/equipment for planting, cultivation, and harvesting of crops, and creating negative impacts on support infrastructure such as irrigation systems or drains.
 - e. Voluntarily purchasing agricultural conservation easements from an equivalent number of prime farmland acres if the township has adopted a purchase of development rights ordinance.

15. **Repowering.** In addition to repairing or replacing solar energy components to maintain the system, a solar energy facility may at any time be repowered, without the need to apply for a new Special Use permit, by reconfiguring, renovating, or replacing the solar energy components to increase the power rating within the existing project footprint.

A proposal to change the project footprint of an existing solar energy facility shall be considered a new application, subject to the ordinance standards at the time of the request. Expenses for legal services and other studies resulting from an application to modify a solar energy facility will be reimbursed to the Township by the solar energy facility owner in compliance with established escrow policy.

16. **Application Requirements and Decommissioning Plan.** A site plan pursuant to [Section 504](#) shall be required. The site plan shall include the following:
- a. All lot lines and dimensions and setbacks, including a legal description of each lot comprising the Solar Energy Facility.
 - b. A copy of the lease, or recorded document, with the landowner(s) if the applicant does not own the land for the proposed Solar Energy Facility. A statement from the landowner(s) of the leased site that he/she will abide by all applicable terms and conditions of the Special Use permit, if approved.
 - c. Vicinity map showing the location of all surrounding land uses.
 - d. The location of all solar arrays, including setbacks.
 - e. The width of arrays.
 - f. The distance between arrays plus total height (and distance to the lowest edge of the array above grade).
 - g. Ancillary structures and electrical equipment.
 - h. Utility connections.
 - i. Dwellings on the property and within five hundred (500) feet of the lot lines (participating and non-participating lots).
 - j. Existing and proposed structures as part of the Solar Energy Facility.
 - k. Buried or above-ground wiring.
 - l. Temporary and permanent access drives.

- m. Fencing detail.
- n. Screening/landscape detail and berm detail.
- o. Signs.
- p. Plans for land clearing and/or grading required for the installation and operation of the system, and plans for ground cover establishment and management.
- q. Sound modeling study including sound isolines extending from the sound source(s) to the lot lines of adjoining non-participating lots.
- r. Completed copy of Michigan Pollinator Habitat Planning Scorecard for Solar Sites (when applicable).
- s. The location of prime farmland [and/or farmland of statewide importance, farmland of local importance, unique farmland, and prime farmland if drained] as defined in the U.S. Department of Agriculture, Natural Resources Conservation Service - Web Soil Survey.
- t. A decommissioning plan is required at the time of application. The decommissioning plan shall include:
 - (a) The anticipated manner in which the project will be decommissioned, including a description of which above-grade and below-grade improvements will be removed, retained (e.g. access drive, fencing), or restored for viable reuse of the property consistent with the zoning district.
 - (b) The projected decommissioning costs for removal of the solar energy facility (net of salvage value in current dollars) and soil stabilization.
 - (c) The method of ensuring that funds will be available for site decommissioning and stabilization (in the form of surety bond, irrevocable letter of credit, or cash deposit).

17. Decommissioning.

- a. The Solar Energy Facility Owner(s) or Operator(s) shall complete decommissioning within twelve (12) months after the end of the useful life. Upon request of the owner(s) or the assigned of the Solar Energy Facility, and for a good cause, the Reno Township Board may grant a reasonable extension of time. Each Solar Energy Facility will presume to be at the end of its useful life if no electricity is generated for a continuous period of twelve (12) months. All decommissioning expenses are the responsibility of the owner(s) or operator(s).

- b. Decommissioning shall include the removal of all solar panels, buildings, electrical components, and roads as well as any other associated facilities. Any foundation shall be removed to a minimum depth of sixty (60) inches below grade or to the level of the bedrock if less than sixty (60) inches below grade. Following removal, the location of any remaining foundation shall be identified on a map as such and recorded with the deed to the property with the County Register of Deeds.
- c. All access roads to the Solar Energy Facility shall be removed, cleared, and graded by the Solar Energy Facility Owner(s), unless the property owner(s) requests, in writing, a desire to maintain the access road. Reno Township will not be assumed to take ownership of any access road unless through official action of the Reno Township Board.
- d. The site and any disturbed earth shall be stabilized, graded, and cleared of any debris by the owner(s) of the Solar Energy Facility or its assigns. If the site is not to be used for agricultural practices following removal, the site shall be seeded to prevent soil erosion, unless the property owner(s) requests in writing that the land surface areas not be restored.
- e. In addition to the Decommissioning Requirements listed previously, the Solar Energy Facility shall also be subject to the following:
 - (1) An independent and certified professional engineer shall be retained to estimate the total cost of decommissioning ("Decommissioning Costs") with no regard to salvage value of the equipment, and the cost of decommissioning net salvage value of the equipment ("Net Decommissioning Costs"). When determining this amount, Reno Township may also require an annual escalator or increase based on the Federal Consumer Price Index (or equivalent or its successor). Said estimates shall be submitted to the Reno Township Zoning Administrator after the first year of operation and every third year thereafter.
 - (2) The Solar Energy Facility Owner(s) or Operator(s) shall post and maintain Decommissioning Funds in an amount equal to Net Decommissioning Costs; provided, that at no point shall Decommissioning Funds be less than one hundred percent (100%) of Decommissioning Costs. The Decommissioning Funds shall be posed and maintained with a bonding company or federal or state-chartered lending institution chosen by the Owner(s) or Operator(s) and participating landowner(s) posting the financial security. The bonding company or lending institution is authorized to conduct such business and is approved by Reno Township.
 - (3) Decommissioning Funds shall be in the form of a performance bond made out to Reno Township.
 - (4) A condition of the bond shall be notification by the bond company to the Reno Township Zoning Administrator when the bond is about to expire or be terminated.

- (5) Failure to keep the bond in effect while a Solar Energy Facility is in place will be a violation of the special use permit. If a lapse in the bond occurs, Reno Township may take action up to and including requiring ceasing operation of the Solar Energy Facility until the bond is reposted.
- (6) The escrow agent shall release the Decommissioning Funds when the Owner(s) has demonstrated and Reno Township concurs that decommissioning has been satisfactorily completed, or upon written approval of Reno Township in order to implement the decommissioning plan.
- (7) If neither the Owner(s) or Operator(s), nor the landowner(s) complete decommissioning within the periods addressed previously, then Reno Township may take such measures as necessary to complete decommissioning. The entry into and submission of evidence of a Participating Landowner agreement to Reno Township shall constitute agreement and consent of the parties to the agreement, their respective heirs, successors and assigns that Reno Township may take such action as necessary to implement the decommissioning plan.
- (8) A review of the amount of the performance guarantee based on inflation, salvage value, and current removal costs shall be completed every three (3) years, for the life of the project, and approved by the Township Board. A solar energy facility owner may at any time:
 - (1) Proceed with the decommissioning plan approved by the Planning Commission and remove the system as indicated in the most recent approved plan; or
 - (2) Amend the decommissioning plan with Planning Commission approval and proceed according to the revised plan.

B. Solar Energy Panels (Accessory).

Solar energy panels shall be allowed as a permitted accessory use in all zoning districts subject to the requirements below. A zoning permit shall be required for ground-mounted solar panels. A building permit may be required. All ground-mounted and building-mounted solar panels shall meet the following standards (whether or not a zoning permit is required):

- 1. **Submittal Requirements.** Applicants for building-mounted accessory solar energy panels that require a zoning permit shall submit drawings that show the location of the system on the property, height, tilt features (if applicable), the primary structure, accessory structures, and setbacks to lot lines. Applications that meet the ordinance requirements shall be granted administrative approval by the Zoning Administrator.
- 2. **Height.**

- a. Ground-mounted accessory solar energy panels shall not exceed the allowable height of structures in that district when oriented at maximum tilt measured from the ground to the top of the system.
 - b. Building-mounted accessory solar energy systems shall not exceed five (5) feet above the finished roof.
- 3. Setbacks/Location.**
- a. Ground-mounted accessory solar energy panels shall adhere to setbacks and location established for detached accessory buildings pursuant to **Section 306**. Setbacks are measured from the lot line to the nearest portion of the structure when oriented at minimum tilt. If no solar access is available in the location required, the Planning Commission may approve ground-mounted solar energy panels in an alternate location on a case-by-case basis. Screening from the road or neighboring property may be required.
 - b. Building-mounted accessory solar energy panels shall adhere to district setbacks for a principal building but may encroach into designated principal building setbacks by twelve (12) inches.
- 4. Glare.** Panels shall not result in glare onto adjoining properties or public rights of way.
- 5. Nonconformities.**
- a. A building-mounted accessory solar energy panel installed on a nonconforming building or nonconforming use shall not be considered an expansion of the nonconformity.
 - b. Ground-mounted accessory solar energy panels installed on a nonconforming lot or nonconforming use shall not be considered an expansion of the nonconformity.
- 6. Building-Integrated Solar Panels.** Building-Integrated solar energy panels are subject only to zoning regulations applicable to the structure or building and not subject to accessory ground or building-mounted standards in subsections 1 through 5 above.

Section 713 Battery Energy Storage Systems

A. Purpose.

This Section applies to Battery Energy Storage Systems that are stand-alone facilities or are in conjunction with another use such as Solar Energy Facilities or Wind Energy Facilities. Battery Energy Storage Systems shall comply with this Section and the site plan review standards in **Section 505** and the Special Use standards in **Section 603**.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

B. **Acreage Limit.** In Reno Township, there shall be no greater than one thousand four hundred (1,400) acres of above-ground solar or battery energy storage structures on participating lots.

C. **Setbacks and Height.**

1. **Setbacks.** The setbacks of all buildings and components of Battery Energy Storage Systems shall be at least fifty (50) feet from the road right-of-way and all lot lines of non-participating lots and at least three hundred (300) feet from residences and occupied community buildings on non-participating lots.
2. **Height.** Maximum height of a Battery Energy Storage System or building containing a Battery Energy Storage System shall not exceed the maximum building height in the district.

D. **Screening.**

1. The Planning Commission may require that battery energy storage systems be screened year-round from view from any existing adjacent non-participating lot line and the public right-of-way by use of a screening wall, evergreen vegetation, or other screening of similar effectiveness and quality, as determined by the Planning Commission. Screening shall look as natural as possible through the use of varying plant materials of varying heights, if possible. Natural vegetation may be counted toward screening requirements. Screening shall be maintained throughout the life of the facility including replacing dead vegetation within six (6) months or at the earliest feasible time of year dependent on the weather. The Planning Commission may reduce or waive screening requirements provided that any such adjustment is in keeping with the intent of the Ordinance.
1. Areas within ten (10) feet on each side of a Battery Energy Storage System shall be cleared of combustible vegetation and other combustible growth.

E. **Lighting.**

Lighting of the Battery Energy Storage System shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.

F. **Sound.**

The sound pressure level of a battery energy storage system and all ancillary equipment shall not exceed fifty-five (55) dBA (Leq (1 hour)) at the nearest outer wall of the nearest dwelling located on an adjacent non-participating lot. The site plan shall include modeled sound isolines extending from the sound source to the dwelling. The applicant may be required to provide operating sound pressure level measurements from a reasonable number of sampled locations to demonstrate compliance with this standard.

G. **Land Clearing.**

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Land disturbance or clearing shall be limited to what is minimally necessary for the installation and operation of the system. Topsoil distributed during site preparation (grading) on the property shall be retained on site.

H. Access Drives.

New access drives within the Battery Energy Storage Systems shall be designed to minimize the extent of soil disturbance, water runoff, and soil compaction on the premises. The use of geotextile fabrics and gravel placed on the surface of the existing soil for temporary roadways during the construction of the Battery Energy Storage System is permitted, provided that the geotextile fabrics and gravel are removed from those temporary roadways once the Battery Energy Storage System is in operation. Access drives shall be removed upon decommissioning unless the property owner requests the access drives remain in place or the Planning Commission makes a determination that the access drives should remain in place.

I. Fencing.

Battery Energy Storage Systems may be secured with perimeter fencing to restrict unauthorized access. Fencing is not subject to setbacks in [subsection C](#). The Planning Commission may require wildlife-friendly fencing.

J. Safety and Compliance.

1. Construction of a Battery Energy Storage System shall comply with the National Electric Safety Code and the Building Code. In the event of a conflict between the County Building Code and National Electric Safety Code (NESC), the NESC shall prevail.
2. **System Certification.** Battery energy storage systems and equipment shall be listed by a Nationally Recognized Testing Laboratory to UL 9540 (Standard for Battery Energy Storage Systems and Equipment) or approved equivalent, with subcomponents meeting each of the following standards as applicable:
 - a. UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications),
 - b. UL 1642 (Standard for Lithium Batteries),
 - c. UL 1741 or UL 62109 (Inverters and Power Converters),
 - d. Certified under the applicable electrical, building, and fire prevention codes as required.

- e. Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 (or approved equivalent) and applicable codes, regulations and safety standards may be used to meet system certification requirements.
- 3. **Site Access.** Battery energy storage systems shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal at a level acceptable to the local fire department.
- 4. Battery Energy Storage Systems, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with NFPA 70.

K. Increased Storage Capacity.

- 1. The components with the Battery Energy Storage System may be reconfigured, renovated, or replaced to increase the power storage capacity within the existing project footprint.
- 2. A proposal to change the project footprint of an existing Battery Energy Storage System shall be considered a new application, subject to the ordinance standards at the time of the request. Expenses for legal services and other studies resulting from an application to modify a Battery Energy Storage System will be reimbursed to the Township by the Battery Energy Storage System owner in compliance with established escrow policy.

L. Abandonment.

If a Battery Energy Storage System owner or operator has an intent to abandon, and, in fact, does abandon a Battery Energy Storage System for twelve (12) continuous months, the Battery Energy Storage System shall be deemed to be abandoned. The applicant/permit holder will be so notified in writing by the Township and requested to dismantle the site and return it to its original state within one hundred eighty (180) days of receipt of notice from the Township of such abandonment. If there are mitigating circumstances as to why the site has not been used, the applicant/permit holder may contact the Township and request a six (6) month extension. If a site has been deemed abandoned and no request for an extension is received, the applicant/permit holder will be notified to dismantle the site and return it to its original state. If the applicant/permit holder does not do this within the one hundred eighty (180) day period, the Township will have the removal and restoration done at the owner/applicant’s expense.

M. Application Requirements and Performance Guarantee.

- 1. **Site Plan.** A site plan pursuant to [Section 504](#) shall be required. The site plan shall include the following:

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

- a. All lot lines and dimensions, including a legal description of each lot comprising the Battery Energy Storage System.
- b. Names of owners of each lot within the Township that is proposed to be within the Battery Energy Storage System.
- c. Vicinity map showing the location of all surrounding land uses.
- d. Location of all proposed battery structures, buildings which house batteries, other buildings or structures, electrical tie lines and transmission lines, security fencing, and all above-ground structures and utilities associated with a Battery Energy Storage System.
- e. Horizontal and vertical (elevation) to-scale drawings with dimensions.
- f. Proposed setbacks from the Battery Energy Storage System to all existing and proposed structures on participating and non-participating lots.
- g. Dwellings on the property and within five hundred (500) feet of the lot lines (participating and non-participating lots).
- h. Temporary and permanent access drives.
- i. Screening/landscape detail and berm detail.
- j. Signs.
- k. Plans for land clearing and/or grading required for the installation and operation of the system, and plans for ground cover establishment and management.
- l. Sound modeling study including sound isolines extending from the sound source(s) to the lot lines of adjoining non-participating lots.
- m. Planned security measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance, or repair of the Battery Energy Storage System.
- n. A written description of the maintenance program to be used for the Battery Energy Storage System, including decommissioning and removal. The description shall include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the Battery Energy Storage System is decommissioned.
- o. Planned lightning protection measures.

- p. A preliminary equipment specification sheet that documents the proposed battery energy storage system components and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of zoning permit.
- q. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the battery energy storage system. Such information of the final system installer shall be submitted prior to the issuance of zoning permit.
- r. **Fire Safety Compliance Plan.** Such plan shall document and verify that the system and its associated controls and safety systems are in compliance with the Fire Code.
- s. **Emergency Operations Plan.** A copy of the approved Emergency Operations Plan shall be given to the system owner, the local fire department, and local fire code official. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:
 - (1) Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.
 - (2) Procedures for inspection and testing of associated alarms, interlocks, and controls.
 - (3) Procedures to be followed for summoning service and repair personnel, and providing agreed-upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.
 - (4) Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.
 - (5) Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.
 - (6) Procedures for dealing with battery energy storage system equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged battery energy storage system equipment from the facility.
 - (7) Other procedures as determined necessary by the Township to provide for the safety of occupants, neighboring properties, and emergency responders.

- (8) Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.
 - t. Additional detail(s) and information as required by the Special Use requirements of the Zoning Ordinance, or as required by the Planning Commission.
2. **Decommissioning Plan.** A decommissioning plan is required at the time of application. The decommissioning plan shall include:
- a. The anticipated manner in which the project will be decommissioned, including a description of which above-grade and below-grade improvements will be removed, retained (e.g. access drive, fencing), or restored for viable reuse of the property consistent with the zoning district. Removal shall include removing equipment, foundations, and other items so that the ground is restored to its preconstruction state and is ready for development as another land use.
 - b. The projected decommissioning costs for removal of the Battery Energy Storage Systems and soil stabilization.
 - c. The method of ensuring that funds will be available for site decommissioning and stabilization (performance guarantee pursuant to [Section 905](#)).
3. **Additional Studies.** Additional studies may be required by the Planning Commission if reasonably related to the standards of this Ordinance as applied to the application site, including but not limited to:
- a. **Visual Impact Assessment.** A technical analysis by a third party qualified professional of the visual impacts of the proposed project, including a description of the project, the existing visual landscape, and important scenic resources, plus visual simulations that show what the project will look like (including proposed landscape and other screening measures) a description of potential project impacts, and mitigation measures that would help to reduce the visual impacts created by the project and documented on the site plan.
 - b. **Environmental Analysis.** An analysis by a third-party qualified professional to identify and assess any potential impacts on the natural environment including, but not limited to wetlands and other fragile ecosystems, wildlife, endangered and threatened species, historical and cultural sites, and antiquities. If required, the analysis shall identify all appropriate measures to minimize, eliminate or mitigate adverse impacts identified and show those measures on the site plan, where applicable.

N. Decommissioning.

- 1. The Battery Energy Storage System Owner(s) or Operator(s) shall complete decommissioning within twelve (12) months after the end of the useful life. Upon request of the owner(s) or the assigned of the Battery Energy Storage System, and for a good cause, the Reno Township Board

may grant a reasonable extension of time. Each Battery Energy Storage System will presume to be at the end of its useful life if no electricity is stored for a continuous period of twelve (12) months. All decommissioning expenses are the responsibility of the owner(s) or operator(s).

2. Decommissioning shall include the removal of each all batteries, buildings, electrical components, and roads as well as any other associated facilities. Any foundation shall be removed to a minimum depth of sixty (60) inches below grade or to the level of the bedrock if less than sixty (60) inches below grade. Following removal, the location of any remaining foundation shall be identified on a map as such and recorded with the deed to the property with the County Register of Deeds.
3. All access roads to the Battery Energy Storage System shall be removed, cleared, and graded by the Battery Energy Storage System Owner(s), unless the property owner(s) requests, in writing, a desire to maintain the access road. Reno Township will not be assumed to take ownership of any access road unless through official action of the Reno Township Board.
4. The site and any disturbed earth shall be stabilized, graded, and cleared of any debris by the owner(s) of the Battery Energy Storage System or its assigns. If the site is not to be used for agricultural practices following removal, the site shall be seeded to prevent soil erosion, unless the property owner(s) requests in writing that the land surface areas not be restored.
5. In addition to the Decommissioning Requirements listed previously, the Battery Energy Storage System shall also be subject to the following:
 - a. An independent and certified professional engineer shall be retained to estimate the total cost of decommissioning ("Decommissioning Costs") with no regard to salvage value of the equipment, and the cost of decommissioning net salvage value of the equipment ("Net Decommissioning Costs"). When determining this amount, Reno Township may also require an annual escalator or increase based on the Federal Consumer Price Index (or equivalent or its successor). Said estimates shall be submitted to the Reno Township Zoning Administrator after the first year of operation and every third year thereafter.
 - b. The Battery Energy Storage System Owner(s) or Operator(s) shall post and maintain Decommissioning Funds in an amount equal to Net Decommissioning Costs; provided, that at no point shall Decommissioning Funds be less than one hundred percent (100%) of Decommissioning Costs. The Decommissioning Funds shall be posed and maintained with a bonding company or federal or state-chartered lending institution chosen by the Owner(s) or Operator(s) and participating landowner(s) posting the financial security. The bonding company or lending institution is authorized to conduct such business and is approved by Reno Township.
 - c. Decommissioning Funds shall be in the form of a performance bond made out to Reno Township.

- d. A condition of the bond shall be notification by the bond company to the Reno Township Zoning Administrator when the bond is about to expire or be terminated.
- e. Failure to keep the bond in effect while a Battery Energy Storage System is in place will be a violation of the special use permit. If a lapse in the bond occurs, Reno Township may take action up to and including requiring ceasing operation of the Battery Energy Storage System until the bond is reposted.
- f. The escrow agent shall release the Decommissioning Funds when the Owner(s) has demonstrated and Reno Township concurs that decommissioning has been satisfactorily completed, or upon written approval of Reno Township in order to implement the decommissioning plan.
- g. If neither the Owner(s) or Operator(s), nor the landowner(s) complete decommissioning within the periods addressed previously, then Reno Township may take such measures as necessary to complete decommissioning. The entry into and submission of evidence of a Participating Landowner agreement to Reno Township shall constitute agreement and consent of the parties to the agreement, their respective heirs, successors and assigns that Reno Township may take such action as necessary to implement the decommissioning plan.
- h. A review of the amount of the performance guarantee based on inflation, salvage value, and current removal costs shall be completed every three (3) years, for the life of the project, and approved by the Township Board. A Battery Energy Storage System owner may at any time:
 - (1) Proceed with the decommissioning plan approved by the Planning Commission and remove the system as indicated in the most recent approved plan; or
 - (2) Amend the decommissioning plan with Planning Commission approval and proceed according to the revised plan.

Section 714 Wind Energy Systems

A. Purpose.

The purpose of this Ordinance is to establish guidelines for Wind Energy System sites. The goals are as follows:

- 1. To promote the safe, effective, and efficient use of a Wind Energy System in order to reduce the consumption of fossil fuels in producing electricity.
- 2. To allow for wind energy or on-site use and/or utility grid wind energy systems.

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

3. To strike an appropriate balance between the need for clean renewable energy resources and the necessity to preserve and protect the health, safety, welfare, and quality of life of the public by minimizing the potential adverse impacts of a Wind Energy System.
4. To establish standards and procedures by which the site, design, engineering, installation, operation, and maintenance of a Wind Energy System shall be governed.

B. Technological Advancements and Design Standards Flexibility.

The Township recognizes the accelerated pace at which the technology of wind energy generation is evolving and the impact these technological changes may have on the use and placement of wind energy turbines within the Township. Consequently, in order to effectively incorporate new technology that may outpace the regulations established herein, the Planning Commission may approve wind energy turbines that do not fully comply with the strict development standards of these regulations if, in the opinion of the Commission, they comply with the intent of the regulations and do not create significant adverse impacts on the petitioned property, abutting properties, or the immediate neighborhood.

C. On-Site Wind Energy Systems.

1. The On-Site Wind Energy System shall be designed to primarily serve the needs of the property on which it is located.
2. **Plot Plan Submittal.** An application for the installation of an On-Site Wind Energy System shall include a plot plan including the following information:
 - a. Location of the proposed wind turbine.
 - b. Location of all structures on the property and adjacent properties and the distance from the wind turbine.
 - c. Distance from other wind turbines on adjacent lots, if applicable.
3. **Minimum Lot Size.** The minimum lot size for On-Site Wind Energy System shall be as necessary to meet required setbacks below and any other standards of this Ordinance.
4. **Height.** Wind turbines shall have a height of one hundred (100) feet or less.
5. **Setback.** The distance between an On-Site Wind Energy System and the owner's lot lines shall be at least equal to the height of the wind turbine including the tip of the blade in its vertical position. Wind turbines shall be designed to fall within the lot lines of the lot(s) upon which they are installed. Guy wires or similar structures shall adhere to the district setback.
6. **Sound Pressure Level.** On-Site Wind Energy Systems shall not exceed fifty-five (55) dB(A) at the lot line (not owned by the wind turbine owner) closest to the Wind Energy System. This sound

pressure level may be exceeded during short-term events such as utility outages and/or severe windstorms. If the ambient sound pressure level exceeds fifty-five (55) dB(A), the standard shall be ambient dB(A) plus five (5) dB(A).

7. **Blade Clearance.** The minimum vertical blade tip clearance from grade shall be twenty (20) feet for a wind energy system employing a horizontal axis rotor.
8. **Safety.** An On-Site Wind Energy System shall have automatic braking, governing, or a feathering system to prevent uncontrolled rotation or over speeding. All wind towers shall have lightning protection. 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.
9. **Reception Interference.** On-Site Wind Energy Systems shall not cause interference with television, microwave, navigational, or radio reception to neighboring areas.
10. **Number of Turbines (Horizontal or Vertical).** The number of wind turbines shall be determined by the spacing requirement of the manufacturer. Multiple turbines may be approved by the Planning Commission.
11. **Vibration.** On-Site Wind Energy Systems shall not cause vibrations through the ground which are perceptible beyond the lot line of the lot on which it is located.
12. **Shadow Flicker.** The property owner of an On-Site Wind Energy System shall make reasonable efforts to minimize shadow flicker to any occupied building on nearby properties.
13. **Potential Ice Throw.** Any potential ice throw or ice shedding from the On-Site Wind Energy System shall not cross the lot lines of the site nor impinge on any right-of-way or overhead utility line.
14. **Visual Impact.** All visible components of a wind turbine shall be colored a non-reflective, non-obtrusive neutral color and maintained in good repair in accordance with industry standards.
15. **Construction Codes, Towers, and Interconnection Standards.** On-Site Wind Energy Systems shall comply with all applicable state construction and electrical codes and local building permit requirements. On-Site Wind Energy Systems shall comply with [Federal Aviation Administration](#) requirements, the [Michigan Airport Zoning Act](#) (Public Act 23 of 1950, MCL 259.431 et seq.), the [Michigan Tall Structures Act](#) (Public Act 259 of 1959, MCL 259.481 et seq.), and local jurisdiction airport overlay zone regulations. An interconnected On-Site Wind Energy System shall comply with [Michigan Public Service Commission](#) and [Federal Energy Regulatory Commission](#) standards. Off-grid systems are exempt from this requirement.

D. **Utility Grid Wind Energy Systems.**

This subsection D shall apply to Utility Grid Wind Energy Systems and anemometer towers.

1. **Site Plan Required.** A Special Use application for a Utility Grid Wind Energy System shall include a site plan pursuant to **Section 504**. The following items are required:
 - a. **Site Plan Drawing.** All applications for a Utility Grid Wind Energy System shall be accompanied by a detailed site plan map that is drawn to scale and dimensioned, displaying the following information:
 - (1) Existing property features to include the following: lot lines, physical dimensions of the property, land use, zoning district, contours, setback lines, rights-of-way, public and utility easements, public roads, access roads (including width), sidewalks, non-motorized pathways, large trees, and all buildings. The site plan must also include the adjoining properties as well as the location and use of all structures and utilities within three hundred (300) feet of the property.
 - (2) Location and height of all proposed wind turbines, buildings, structures, ancillary equipment, underground utilities and their depth, towers, security fencing, access roads (including width, composition, and maintenance plans), electrical sub-stations, and other above-ground structures and utilities associated with the proposed Utility Grid Wind Energy System.
 - (3) Additional details and information as required by the Special Use requirements of the Zoning Ordinance or as requested by the Planning Commission.
 - b. **Site Plan Documentation.** The following documentation shall be included with the site plan:
 - (1) The contact information for the Owner(s) and Operator(s) of the Utility Grid Wind Energy System as well as contact information for all property owners on which the Utility Grid Wind Energy System is located.
 - (2) A copy of the lease, or recorded document, with the landowner(s) if the applicant does not own the land for the proposed Utility Grid Wind Energy System. A statement from the landowner(s) of the leased site that he/she will abide by all applicable terms and conditions of the Special Use permit, if approved.
 - (3) Identification and location of the properties on which the proposed Utility Grid Wind Energy System will be located.
 - (4) In the case of a Condominium Development, a copy of the Condominium Development's Master Deed and Bylaws addressing the legal arrangement for the Utility Grid Wind Energy System.

- (5) The proposed number, representative types, and height of each wind turbine to be constructed; including their manufacturer and model, product specifications including maximum noise output (measured in decibels), total rated capacity, rotor diameter, and a description of ancillary facilities.
- (6) Documents shall be submitted by the developer/manufacturer confirming specifications for wind turbine separation.
- (7) Documented compliance with the noise, and shadow flicker requirements set forth in this Ordinance.
- (8) Engineering data concerning construction of the Utility Grid Wind Energy System and its base or foundation, which may include, but not be limited to, soil boring data.
- (9) A certified registered engineer shall certify that the Utility Grid Wind Energy System meets or exceeds the manufacturer's construction and installation standards.
- (10) Anticipated construction schedule.
- (11) A copy of the maintenance and operation plan, including anticipated regular and unscheduled maintenance. Additionally, a description of the procedures that will be used for lowering or removing the Utility Grid Wind Energy System to conduct maintenance, if applicable.
- (12) Documented compliance with applicable local, state and national regulations including, but not limited to, all applicable safety, construction, environmental, electrical, and communications. The Utility Grid Wind Energy System shall comply with **Federal Aviation Administration (FAA)** requirements, **Michigan Airport Zoning Act**, **Michigan Tall Structures Act**, and any applicable airport overlay zone regulations.
- (13) Proof of applicant's liability insurance.
- (14) Evidence that the utility company has been informed of the customer's intent to install an interconnected, customer-owned generator and that such connection has been approved. Off grid-systems shall be exempt from this requirement.
- (15) Other relevant information as may be requested by Reno Township to ensure compliance with the requirements of this Ordinance.
- (16) Following the completion of construction, the applicant shall certify that all construction is completed pursuant to the Special Use Permit.
- (17) A written description of the anticipated life of each Utility Grid Wind Energy System.

- (18) The applicant shall submit a decommissioning plan that will be carried out at the end of the Utility Grid Wind Energy System’s useful life, and shall describe any agreement with the landowner(s) regarding equipment removal upon termination of the lease. The decommissioning plan shall include:
- (a) The anticipated manner in which the project will be decommissioned, including a description of which above-grade and below-grade improvements will be removed, retained (e.g. access drive, fencing), or restored for viable reuse of the property consistent with the zoning district.
 - (b) The projected decommissioning costs for removal of the wind energy facility (net of salvage value in current dollars) and soil stabilization.
 - (c) The method of ensuring that funds will be available for site decommissioning and stabilization (in the form of surety bond, irrevocable letter of credit, or cash deposit).
- (19) Reno Township reserves the right to review all maintenance plans and bonds under this Ordinance to ensure that all conditions of the permit are being followed.
- (20) Signature of Applicant.
- (21) In addition to the Site Plan Requirements listed previously, the Utility Grid Wind Energy System shall be subject to the following:
- (a) A site grading, erosion control and storm water drainage plan will be submitted to the Zoning Administrator prior to issuing a special use permit for a Utility Grid Wind Energy System. At Reno Township's discretion, these plans may be reviewed by Reno Township's engineering firm. The cost of this review will be the responsibility of the applicant.
 - (b) A description of the routes to be used by construction and delivery vehicles and of any road improvements that will be necessary to accommodate construction vehicles, equipment or other deliveries, and an agreement or bond which guarantees the repair of damage to public roads and other areas caused by construction of the Utility Grid Wind Energy System.
 - (c) A statement indicating what hazardous materials will be used and stored on the site.
 - (d) A study assessing any potential impacts on the natural environment (including, but not limited to, assessing the potential impact on endangered species, eagles, birds and/or other wildlife, wetlands and fragile ecosystems). The study shall conform to state and federal wildlife agency recommendations based on local conditions.

2. **Standards for Utility Grid Wind Energy Systems.**

- a. **Sufficient Wind Resources.** The proposed site shall have documented annual wind resources sufficient for the operation of the proposed wind turbine generator; provided, however, this standard shall not apply to an anemometer tower. No wind turbine generator shall be approved without submission of a wind resource study documenting wind resources on the site over a minimum of one (1) year. Said study shall indicate the long-term commercial economic viability of the project. The Township may retain the services of an independent, recognized expert to review the results of the wind resource study prior to acting on the application for Special Use.
- b. **Minimum Site Area.** The minimum site area for a Utility Grid Wind Energy System erected prior to a wind turbine generator shall be as necessary to meet required setbacks and any other standards of this Ordinance.
- c. **Electrical System.** All electrical controls, control wiring, grounding wires, power lines, and all other electrical system components of the turbine shall be placed underground within the boundary of each lot at a depth designed to accommodate the existing land use to the maximum extent practicable. Wires necessary to connect the wind generator to the tower wiring are exempt from this requirement.
- d. **Visual Impact.** Utility Grid Wind Energy System projects shall use tubular towers and all Utility Grid Wind Energy Systems in a project shall be finished in a single, non-reflective matte finished color. A project shall be constructed using wind energy systems of similar design, size, operation, and appearance throughout the project. No lettering, company insignia, advertising, or graphics shall be on any part of the tower, hub, or blades. Nacelles may have lettering that exhibits the manufacturer's and/or owner's identification. The applicant shall avoid state or federal scenic areas and significant visual resources.
- e. **Avian and Wildlife Impact.** Site plan and other documents and drawings shall show mitigation measures to minimize potential impacts on avian and wildlife, as identified in the Avian and Wildlife Impact analysis.
- f. **Noise.** The wind energy facility does not generate a maximum sound in excess of fifty-five (55) dBA (Leq (1 hour)) at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. The site plan shall include modeled sound isolines extending from the sound source to the dwelling. The applicant may be required to provide operating sound pressure level measurements from a reasonable number of sampled locations to demonstrate compliance with this standard.
- g. **Quantity.** The number of wind turbines shall be determined based on setbacks and separation.

h. **Setback & Separation.**

- (1) **Non-Participating Property Lines.** Each wind turbine shall be set back from the nearest property line of a non-participating lot a minimum of 1.1 times its total height as measured from the base of the wind turbine.
 - (2) **Occupied Building Setback on Non-Participating Lots.** Each wind turbine shall be set back from the nearest dwelling or occupied community building that is located on non-participating lot(s) a minimum of 2.1 times its total height as measured from the base of the wind turbine.
 - (3) **Dwellings and Other Structures on Participating Lots.** Each wind turbine shall be set back from the nearest dwelling or other structure that is located on participating lot(s) a minimum of 1.1 times its total height as measured from the base of the wind turbine.
 - (4) **Public Road Setbacks.** Each wind turbine shall be set back from the nearest public road a minimum distance of 1.1 times its total height determined at the nearest boundary of the underlying right-of-way for such public road.
 - (5) **Overhead Communication and Electric Transmission Lines.** Each wind turbine shall be set back from overhead communication and electric transmission lines (not including utility service lines to individual houses or outbuildings) a minimum distance of 1.1 times its total height as measured from the base of the wind turbine.
 - (6) **Tower Separation.** Turbine/tower separation shall be based on industry standards and manufacturer recommendation.
- i. **Access Driveway.** Each wind turbine shall require the construction of a private road to offer an adequate means by which Reno Township may readily access the site in the event of an emergency. All private roads shall be constructed to Reno Township’s private road standards.
 - j. **Maximum Vibrations.** Any proposed wind turbine generator shall not produce vibrations through the ground humanly perceptible beyond the property on which it is located.
 - k. **Guy Wires.** Guy wires shall not be permitted.
 - l. **Ground Clearance.** The lowest extension of any blade or other exposed moving component of a turbine shall be at least fifty (50) feet above the ground (at the highest point of the grade level within one hundred (150) feet of the base of the tower).
 - m. **Shadow Flicker.** The turbine owner(s) and/or operator(s) shall conduct an analysis on potential shadow flicker at any occupied building with direct line-of-sight to the turbine. The analysis shall identify the locations of shadow flicker that may be caused by the project and

the expected durations of the flicker at these locations from sunrise to sunset over the course of a year. The analysis shall identify situations where shadow flicker may affect the occupants of the buildings for more than 30 hours per year and describe measures that shall be taken to eliminate or mitigate the problems. Shadow Flicker on a building shall not exceed thirty (30) hours per year.

- n. **Electromagnetic Interference.** No Utility Grid wind energy system shall be installed in any location where its proximity to existing fixed broadcast, retransmission, or reception antennae or radio, television, or wireless phone or other personal communication systems would produce electromagnetic interference with signal transmission or reception unless the applicant provides a replacement signal to the affected party that will restore reception to at least the level present before operation of the wind energy system. No Utility Grid 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 is likely to produce electromagnetic interference in the link's operation unless the interference is insignificant.
- o. **Safety.** The wind turbine shall be equipped with an automatic braking or governing system to prevent uncontrolled rotation, over- speeding, and excessive pressure on the tower structure, rotor blades and other wind energy components unless the manufacturer certifies that a braking system is not necessary.
- p. **Security.** Security measures need to be in place to prevent unauthorized trespass and access. Each wind turbine shall not be climbable up to fifteen (15) feet above ground surfaces. All access doors to wind turbines and electrical equipment shall be locked and/or fenced as appropriate, to prevent entry by non-authorized person(s). Each wind turbine shall have one sign, not to exceed two (2) square feet in area posted at the base of the tower and on the security fence if applicable. The sign shall contain at least the following:
 - (1) Warning high voltage
 - (2) Manufacturer's and owner/operator name
 - (3) Emergency contact numbers (list more than one number)
- q. **Hazardous Materials.** All spent lubricants, cooling fluids, and any other hazardous materials shall be properly and safely removed in a timely manner.
- r. **State or Federal Requirements.** Any proposed wind turbine generator anemometer tower shall meet or exceed any standards and regulations of the [Federal Aviation Administration \(FAA\)](#), [Michigan Aeronautics Commission \(MAC\)](#), the [Michigan Public Service Commission](#), [National Electric Safety Code](#), and any other agency of the state or federal government with the authority to regulate wind turbine generators or other tall structures in effect at the time the Special Use is approved.

- s. **Soil Conditions.** A proposal for any wind turbine generator or anemometer tower shall be accompanied by a report of the soils present on the site based on soil borings and a description of the proposed foundation size, materials, and depth. The top of such a foundation shall be installed to a depth of five (5') feet below grade to allow for feasible future reuse of the land unless the applicant provides a financial assurance that the foundation will be removed in the event that the wind turbine generator is removed.

- t. **Aesthetics and Lighting.** Any proposed wind turbine generator or anemometer tower shall meet the following requirements:
 - (1) Each wind turbine shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA and MAC, be colored a neutral color so as to reduce visual obtrusiveness.

 - (2) Each wind turbine, including all accessory structures, or anemometer tower shall, to the extent possible, use materials, and colors that will blend them into the natural setting and surrounding buildings. A medium gray shade is the preferred color for any wind generator; however, the Planning Commission may approve an alternate color if the facility is suspected to be located within an avian migratory route or if an alternate color would otherwise benefit the community.

 - (3) Each wind turbine shall not be artificially lighted unless required by the **FAA, MAC**, or other applicable governmental authority. If lighting is required, the lighting alternatives and design chosen:
 - (a) Shall be the intensity required under **FAA** or **MAC** regulations.

 - (b) Shall not be strobe lighting or other intermittent white lighting fixtures, unless expressly required by the **FAA** or **MAC**. Such intermittent lighting shall be alternated with steady red lights at night if acceptable to the **FAA** or **MAC**.

 - (c) May be a red top light that does not pulsate or blink.

 - (d) All tower lighting required by the **FAA** or **MAC** shall be shielded to the extent possible and acceptable to the **FAA** or **MAC** to reduce glare and visibility from the ground.

 - (e) Radar-activated obstruction lighting system shall be utilized, if available.

 - (4) Each wind turbine shall be sited on the property in a location that reduces to the maximum extent possible any adverse impacts on significant view corridors from adjacent properties, while at the same time maintaining contact with economically viable wind resources.

3. **Complaint Resolution.** A Planning Commission-approved process to resolve complaints from nearby residents concerning the construction or operation of the project shall be on-file with the Township.
4. **Decommissioning.**
 - a. The Utility Grid Wind Energy System Owner(s) or Operator(s) shall complete decommissioning within twelve (12) months after the end of the useful life. Upon request of the owner(s) or the assigned of the Utility Grid Wind Energy System, and for a good cause, the Reno Township Board may grant a reasonable extension of time. Each Utility Grid Wind Energy System will presume to be at the end of its useful life if no electricity is generated for a continuous period of twelve (12) months. All decommissioning expenses are the responsibility of the owner(s) or operator(s).
 - b. Decommissioning shall include the removal of each wind turbine, buildings, electrical components, and roads to a depth of sixty (60) inches, as well as any other associated facilities. Any foundation shall be removed to a minimum depth of sixty (60) inches below grade or to the level of the bedrock if less than sixty (60) inches below grade. Following removal, the location of any remaining wind turbine foundation shall be identified on a map as such and recorded with the deed to the property with the County Register of Deeds.
 - c. All access roads to the wind turbine shall be removed, cleared, and graded by the Utility Grid Wind Energy System Owner(s), unless the property owner(s) requests, in writing, a desire to maintain the access road. Reno Township will not be assumed to take ownership of any access road unless through official action of the Reno Township Board.
 - d. The site and any disturbed earth shall be stabilized, graded, and cleared of any debris by the owner(s) of the Utility Grid Wind Energy System or its assigns. If the site is not to be used for agricultural practices following removal, the site shall be seeded to prevent soil erosion, unless the property owner(s) requests in writing that the land surface areas not be restored.
 - e. In addition to the Decommissioning Requirements listed previously, the Utility Grid Wind Energy System shall also be subject to the following:
 - (1) An independent and certified professional engineer shall be retained to estimate the total cost of decommissioning ("Decommissioning Costs") with no regard to salvage value of the equipment, and the cost of decommissioning net salvage value of the equipment ("Net Decommissioning Costs"). When determining this amount, Reno Township may also require an annual escalator or increase based on the Federal Consumer Price Index (or equivalent or its successor). Said estimates shall be submitted to the Reno Township Zoning Administrator after the first year of operation and every third year thereafter.

- (2) The Utility Grid Wind Energy System Owner(s) or Operator(s) shall post and maintain Decommissioning Funds in an amount equal to Net Decommissioning Costs; provided, that at no point shall Decommissioning Funds be less than one hundred percent (100%) of Decommissioning Costs. The Decommissioning Funds shall be posed and maintained with a bonding company or federal or state-chartered lending institution chosen by the Owner(s) or Operator(s) and participating landowner(s) posting the financial security. The bonding company or lending institution is authorized to conduct such business and is approved by Reno Township.
- (3) Decommissioning Funds shall be in the form of a performance bond made out to Reno Township.
- (4) A condition of the bond shall be notification by the bond company to the Reno Township Zoning Administrator when the bond is about to expire or be terminated.
- (5) Failure to keep the bond in effect while an Utility Grid Wind Energy System is in place will be a violation of the special use permit. If a lapse in the bond occurs, Reno Township may take action up to and including requiring ceasing operation of the Utility Grid Wind Energy System until the bond is reposted.
- (6) The escrow agent shall release the Decommissioning Funds when the Owner(s) has demonstrated and Reno Township concurs that decommissioning has been satisfactorily completed, or upon written approval of Reno Township in order to implement the decommissioning plan.
- (7) If neither the Owner(s) or Operator(s), nor the landowner(s) complete decommissioning within the periods addressed previously, then Reno Township may take such measures as necessary to complete decommissioning. The entry into and submission of evidence of a Participating Landowner agreement to Reno Township shall constitute agreement and consent of the parties to the agreement, their respective heirs, successors and assigns that Reno Township may take such action as necessary to implement the decommissioning plan.

Section 715 Junkyards, Salvage Yards, & Scrap Yards

- A. Junkyards, salvage yards, and scrap yards may be established and maintained in accordance with all applicable statutes and rules of the State of Michigan.
- B. The setback from the front lot line to the area upon which junk materials are stored shall be not less than one hundred (100) feet and said area shall be screened from the roadway and from any adjoining residential or business uses by an obscuring fence at least eight (8) feet in height. Said fence is to be kept uniformly painted, neat in appearance, and shall not have any signs or symbols painted on it. Junk, trash, and refuse shall not be piled higher than the top of the fence.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

- C. All structures and fencing and used material storage yards shall be set back not less than one hundred (100) feet from any road or highway right-of-way.
- D. The minimum lot size shall be ten (10) acres.
- E. Activity that generates continuous and persistent noises or vibrations that are perceptible from off the site shall not be permitted before the hours of 8:00 a.m. and after 6:00 p.m. and no such activity shall operate on Sundays.
- F. Open burning shall not be permitted except by state permit, and it shall comply with this subsection.
- G. Glare from any process, such as arc welding, which emits harmful rays shall be screened so as not to constitute a hazard or nuisance to adjacent properties.
- H. No oils, lubricants, or other liquids from vehicles, machinery, equipment, or other materials, shall be disposed of on-site unless State of Michigan-approved facilities are properly in place and properly functioning. No burial of wastes shall be permitted on the property under this Section unless in compliance with State of Michigan regulations.
- I. The applicant shall state in writing and/or illustrate how potentially hazardous liquids are to be prevented from entering the groundwater and present a written plan for handling and disposal of such hazardous liquids.
- J. The applicant may be required to provide a written contingency plan for hazardous/toxic spills. The Planning Commission may require a roofed work area with an impervious floor with floor drain collection system.
- K. Once approved, no other portion of the property shall be used for activities regulated herein without an amended site plan and Special Use approval, and there shall be no presumption that any usage beyond that in the original permit would be approved.

Section 716 Wireless Facilities

A. Uses Exempted (Single-Use Towers and Masts).

Antenna towers and masts erected and operated as a residential or commercial accessory use serving only that property (such as but not limited to Amateur Radio Service Station Antenna and other “customer end” devices covered by **47 CFR Section 1.4000**) are exempt from this Section. An amateur radio service station antenna structure and other such wireless structures may be erected at the minimum heights and dimensions sufficient to accommodate amateur radio service communications and other such wireless transmissions. See Over-the-Air Reception Devices (**47 CFR Section 1.4000**). Single-use tower and masts shall comply with all FCC rules and regulations in effect at the time they are erected. Property owners who erect single-use towers and masts shall notify the Township prior to erecting such a tower.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

B. Uses Allowed.

1. **Co-Location - Permitted Use.** Pursuant to [Section 3514 of 2006 PA 110](#), as amended (Michigan Zoning Enabling Act, being MCL 125.3101 et.seq.), co-location of wireless communications equipment on an existing support structure is a permitted use of property. No zoning permit is required.
 - a. No antenna or similar sending/receiving devices appended to a wireless communications support structure, following its approved construction, shall be permitted if it exceeds the engineered design capacity of the support structure thereby jeopardizing the support structure’s structural integrity.
 - b. The installation and/or operation of the above-mentioned wireless communications equipment shall not interfere with normal radio/television reception in the area. In the event interference occurs, it shall be the sole responsibility of the owner to rectify the situation with the parties involved.
2. **New Wireless Communications Facilities with Support Structures or Ground-Mounted Wireless Communications Facilities (Ground Stations or Earth Stations).** New support structures or Ground-Mounted Wireless Communications Facilities (Ground Stations or Earth Stations) are a Special Use as listed in [Section 409](#) and the individual district tables and shall be evaluated using the procedures stated in [subsection C](#) below using the standards stated in [subsection D](#).
3. **Other Wireless Communications Facilities:** Wireless communications facilities which do not fall under subsections [B.1 or B.2 \(above\)](#) shall follow the same Special Use approval procedure and standards as uses listed in [subsection B.2 \(above\)](#)

C. Approval Procedure for New Wireless Communications Facilities with Support Structures (Towers) or Ground-Mounted Wireless Communications Facilities (Ground Stations or Earth Stations).

1. An application for Special Use approval of Wireless Communications Facilities with Support Structures or Ground-Mounted Wireless Communications Facilities (Ground Stations or Earth Stations) shall include all information required by [Section 504](#) as well as a decommissioning plan which shall include:
 - a. The anticipated manner in which the project will be decommissioned, including a description of which above-grade and below-grade improvements will be removed, retained (e.g. access drive, fencing), or restored for viable reuse of the property consistent with the zoning district.

- b. The projected decommissioning costs for removal of the facility (net of salvage value in current dollars) and soil stabilization, less the amount of the surety bond posted with the State of Michigan for decommissioning of equipment installed on PA 116 lands.
 - c. The method of ensuring that funds will be available for site decommissioning and stabilization (in the form of surety bond, irrevocable letter of credit, or cash deposit).
 - (1) A review of the amount of the performance guarantee based on inflation, salvage value, and current removal costs shall be completed every three (3) years, for the life of the project, and approved by the Township Board. An Wireless Communications Facility owner may at any time:
 - (a) Proceed with the decommissioning plan approved by the Planning Commission and remove the system as indicated in the most recent approved plan; or
 - (b) Amend the decommissioning plan with Planning Commission approval and proceed according to the revised plan.
2. After an application for a Special Use is filed, the Zoning Administrator shall determine whether the application is administratively complete. The application shall be considered to be administratively complete when the Zoning Administrator makes that determination or fourteen (14) business days after the Zoning Administrator receives the application, whichever is first.
 3. If, before the expiration of the fourteen (14) day period under [subsection C.2](#), the Zoning Administrator notifies the applicant that the application is not administratively complete, specifying the information necessary to make the application administratively complete, or notifies the applicant that a fee required to accompany the application has not been paid, specifying the amount due, the running of the fourteen (14) day period under [subsection C.2](#) is tolled until the applicant submits to the body or official the specified information or fee amount due. The notice shall be given in writing or by electronic notification.
 4. After the application is deemed complete, a public hearing shall be held. The notice of the public hearing shall be given pursuant to [Section 907](#).
 5. After a public hearing is held, the Planning Commission shall conduct a site plan review using the standards in [Section 505](#) and the Special Use standards in [Section 603](#) and the standards contained in [subsection D](#) below and shall approve or deny the application not more than ninety (90) days after the application is considered to be administratively complete. If the Planning Commission fails to timely approve or deny the application, the application shall be considered approved and the Planning Commission shall be considered to have made any determination required for approval.

D. Special Use Standards for New Wireless Communications Facilities with Support Structures (Towers) or Ground-Mounted Wireless Communications Facilities (Ground Stations or Earth Stations).

In considering authorization of such Wireless Communications Support Structures or Ground-Mounted Wireless Communications Facilities (Ground Stations or Earth Stations) Planning Commission shall apply the following specific standards:

1. **Ownership.** The applicant (owner/operator/agent) shall provide documentation to the Planning Commission that clearly establishes the legal ownership of the Wireless Communications Facility. The applicant, agents, or successors shall report to the Planning Commission any changes in the legal ownership of the Wireless Communications Facility within thirty (30) days of the effective date of the change.
2. **Visual Impact.** The application for Special Use for the Wireless Communications Facility shall include a visual impact analysis, prepared by the applicant, which includes graphic depiction of the anticipated visual appearance of the Wireless Communications Facility from important vantage points in the surrounding area. Methods used in preparing the analysis shall be reviewed and approved by the Planning Commission during its first consideration of the application for Special Use before the public hearing. The Planning Commission may require screening of the site consisting of a vegetative buffer, fence/wall, berm, or some combination thereof.
3. **Co-Location Feasibility.** The applicant shall provide documentation of whether or not it is feasible to provide equivalent service by locating the antenna on an existing tower or other existing structure in the Township, or on an existing tower or other existing structure located in neighboring communities.
4. **Height.** The support structure (tower) shall be exempt from building height limits established by zoning district regulations, provided that the tower height shall not exceed the minimum height necessary to serve its intended functions.
5. **Setbacks.**
 - a. **Wireless Communications Facilities with Support Structures (Towers).**
 - (1) The tower shall be setback at least a distance equal to the one and a half (1.5) times the height of the tower measured from the base of tower to the outermost lot line of all participating lots.
 - (2) The tower and any supporting or appurtenant structures shall be no closer to any dwelling than at least the distance equal to two (2) times the height of the tower measured from its base at grade to its highest point.

- (3) The tower may be guyed or free-standing. Guy cables and anchors shall comply with applicable zoning district setback requirements.
- b. **Ground-Mounted Wireless Communications Facilities and Other Wireless Communications Facilities.** Ground-Mounted Wireless Communications Facilities and Other Wireless Communications Facilities shall be set back at least one hundred seventy-five (175) feet from the outside edge of the equipment enclosure to the outermost lot line of all participating lots. The Planning Commission may reduce the required setbacks if it is determined that such reduction will not adversely affect neighboring property.
- c. **Other Buildings.** Ancillary building or buildings housing equipment needed for operation of the Wireless Communications Facility shall not exceed the floor area and height minimally necessary for such equipment, shall meet district setbacks, and shall be of a size, type, color, and exterior materials which are aesthetically and architecturally compatible with the surrounding area, and as minimally obtrusive as possible. Landscape screening may be required by the Planning Commission to accomplish screening of ancillary equipment buildings.
6. **Lighting.** The applicant shall provide documentation of any lighting to be installed on the Wireless Communications Facility. If lighting is required or proposed, the Wireless Communications Facility may not be approved unless the Planning Commission determines that it will not have a significant adverse impact on properties and residents of the surrounding area. If lighting is not required by the FAA, then towers shall not be lit at night. Radar activated obstruction lighting is required if permitted by the FAA.
7. **Color.** The painting of towers in alternate bands of orange and white shall be permitted only if specifically required by **Federal Communications Commission (FCC)** or **Federal Aviation Administration (FAA)** regulations. If alternate band painting is required by FCC or FAA regulations, the applicant shall provide documentation of such requirements and regulations.
8. **Signs.** No signs other than signs required pursuant to federal, state, or local law and ordinance shall be allowed on an antenna or tower or site.
9. **Fence.** A fence not less than six (6) feet in height with anti-climb features shall be constructed around the base of the tower.
10. **Other Regulations.** The applicant shall provide documentation of conformance with any **Federal Communications Commission, Federal Aviation Administration, and Michigan Aeronautics Commission** regulations.
11. **Abandonment.** If the Wireless Communications Facility ceases operation for its original use or is abandoned for any reason for a period of six (6) continuous months, the Township will order its removal from the site by the owner of the Wireless Communications Facility within three (3)

months of notification of abandonment by the Township. If there are mitigating circumstances as to why the site has not been used, the applicant/permit holder may contact the Township and request a three (3) month extension. Removal shall include removing posts, equipment, panels, foundations, and other items so that the ground is restored to its preconstruction state and is ready for development as another land use. If the cost exceeds the amount held in escrow, the current owner shall be responsible for additional costs.

12. **Performance Guarantee.** As a condition of approval, prior to construction, the Planning Commission may require an owner to deposit funds in escrow with the Township or provide an insurance bond satisfactory to the Planning Commission to assure the removal of the Wireless Communications Facility. If required, such escrow deposit or insurance bond shall be in an amount equal to the cost of removal of the Wireless Communications Facility. The deposit or bond shall be maintained by successor owners of the Wireless Communications Facility.

E. Small Cell Wireless Facilities.

1. **Exempt Small Cell Wireless Facilities.** The co-location of a small cell wireless facility and associated support structure within a public right of way (ROW) is not subject to zoning reviews or approvals under this Ordinance to the extent it is exempt from such reviews under the **Small Wireless Communications Deployment, 2018 PA 365**, as amended. In such case, a utility pole in the ROW may not exceed forty (40) feet above ground level without Special Use approval and a small cell wireless facility in the ROW shall not extend more than five (5) feet above a utility pole or wireless support structure on which the small cell wireless facility is co-located.
2. **Approval for Non-Exempt Small Cell Wireless Facilities.** The modification of existing or installation of new small cell wireless facilities or the modification of existing or installation of new wireless support structures used for such small cell wireless facilities that are not exempt from zoning review in accordance with **2018 PA 365**, as amended shall be subject to review and approval by the Zoning Administrator in accordance with the following procedures and standards:
 - a. The processing of an application is subject to all of the following requirements:
 - (1) Within thirty (30) days after receiving an application under this Section, the Zoning Administrator shall notify the applicant in writing whether the application is complete. The notice tolls the running of the thirty (30) day period.
 - (2) The running of the time period tolled under **subsection E.2.a.1** resumes when the applicant makes a supplemental submission in response to the Zoning Administrator's notice of incompleteness.
 - (3) The Planning Commission shall approve or deny the application and notify the applicant in writing within ninety (90) days after an application for a modification of a wireless support structure or installation of a small cell wireless facility is received or one hundred fifty (150) days after an application for a new wireless support structure is received. The

time period for approval may be extended by mutual agreement between the applicant and Planning Commission.

- b. The Planning Commission shall base their review of the request on the standards contained in **Sections 505** and **Section 603** provided, however that a denial shall comply with all of the following:
 - (1) The denial is supported by substantial evidence contained in a written record that is publicly released contemporaneously.
 - (2) There is a reasonable basis for the denial.
 - (3) The denial would not discriminate against the applicant with respect to the placement of the facilities of other wireless providers.
- c. In addition to the provisions set forth in **subsection E.2.b**, in the Planning Commission’s review:
 - (1) An applicant's business decision on the type and location of small cell wireless facilities, wireless support structures, or technology to be used is presumed to be reasonable. This presumption does not apply with respect to the height of wireless facilities or wireless support structures.
 - (2) An applicant shall not be required to submit information about its business decisions with respect to any of the following:
 - (a) The need for a wireless support structure or small cell wireless facilities.
 - (b) The applicant's service, customer demand for the service, or the quality of service.
 - (3) The Zoning Administrator may impose reasonable requirements regarding the appearance of facilities, including those relating to materials used or arranging, screening, or landscaping.
 - (4) The Zoning Administrator may impose spacing, setback, and fall zone requirements substantially similar to spacing, setback, and fall zone requirements imposed on other types of commercial structures of a similar height in a similar location.
- d. Within one (1) year after a zoning approval is granted, a small cell wireless provider shall commence construction of the approved structure or facilities that are to be operational for use by a wireless services provider, unless the Planning Commission and the applicant agree to extend this period or the delay is caused by a lack of commercial power or communications facilities at the site. If the wireless provider fails to commence the construction of the approved structure or facilities within the time required the zoning approval is void.

Article 8

Zoning Board of Appeals

Sec	Name	Pg
801	Creation & Membership	8-1
802	Meetings	8-3
803	Powers & Duties	8-4
804	Appeals Procedure	8-5
805	Variance Standards	8-7
806	Expiration & Resubmittal	8-7

Section 801 Creation & Membership

A. Creation.

The Zoning Board of Appeals (ZBA) shall perform its duties and exercise its powers as provided in the [Michigan Zoning Enabling Act, 2006 PA 110](#), as amended, and in such a way that the objectives of this Ordinance shall be observed, public safety secured, and justice done.

B. Regular Members.

The Zoning Board of Appeals shall consist of three (3) regular members and (2) alternates selected and approved by the Township Board.

1. The first member shall be a member of the Township Planning Commission for the terms of his/her office.
2. The remaining members must be selected from the electors of the Township and shall be representative of the population distribution and of the various interests present in the Township.
3. One (1) member may be a member of the Township Board.
4. An elected officer of the Township shall not serve as chairperson. An employee or contractor of the Township may not serve as a member of the Zoning Board of Appeals.

C. Alternates.

1. The Township Board may appoint not more than two (2) alternate members for the same term as regular members to the Zoning Board of Appeals.

Reno Township Zoning Ordinance

2. An alternate member may be called to sit as a regular member of the Zoning Board of Appeals in the absence of a regular member if a regular member is absent from or unable to attend one (1) or more meetings of the Zoning Board of Appeals.
3. An alternate member may be called to serve in the place of a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of interest.
4. The alternate member having been appointed shall serve in the case until a final decision has been made.
5. The alternate member shall have the same voting rights as a regular member of the Zoning Board of Appeals.

D. Duties of Officers.

1. The Zoning Board of Appeals shall elect from its exclusive membership a "Chairperson", a "Vice Chairperson", and a "Secretary." It shall also establish and adopt rules for its organization and transaction of business and shall keep a public record of its proceedings. In the absence of the chairperson, the Vice-Chairperson shall conduct the meetings.
2. The secretary shall keep minutes of the Zoning Board of Appeals meetings for public record and conduct all correspondence, including the notification of decisions. The secretary shall also certify the Zoning Board of Appeals records. The secretary shall prepare and submit the minutes of Zoning Board of Appeals meetings to the Chairperson, the Planning Commission Secretary, and the Reno Township Clerk. In the absence of the secretary, an alternate shall be appointed by the acting Chairman to keep the meeting minutes.

E. Terms of Office.

The terms of office for the members of Zoning Board of Appeals shall be three (3) years and shall be staggered by one (1) year intervals so as to provide continuity in policy and personnel.

F. ZBA Member who is a Planning Commission Member.

A member of the Zoning Board of Appeals who is also a voting member of the Planning Commission shall not participate in a public hearing on or vote on the same matter that the member voted on as a member of the Planning Commission. However, the member may consider and vote on other unrelated matters involving the same property.

G. Expenses.

Compensation shall be set by the Reno Township Board.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

H. Removal of a ZBA Member.

Members shall be permitted to be removed by the Township Board for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing before the Reno Township Board. A member shall ask to be disqualified from a vote in which the member has a conflict of interest. Failure of a member to ask to be disqualified from a vote in which the member has a conflict of interest constitutes malfeasance in office.

I. Vacancy.

Any vacancy for the unexpired term of any member whose term is not completed shall be filled. A member shall continue to serve until a successor has been appointed and approved by the Reno Township Board.

Section 802 Meetings

A. Meeting Scheduling and Notice.

1. Meetings of the Zoning Board of Appeals shall be held at the call of the Chairperson, in response to the receipt of a request for appeal, and at such other times as such Board may determine or specify in its rules or procedure.
2. **Public Hearing Required.** Public notice of the date, time, and place of a public meeting of the Board shall be given in the manner prescribed in [Section 907](#).

B. Open Meetings and Rules of Procedure.

1. All hearings conducted by said Board shall be open to the public in compliance with the [Open Meetings Act, 1976 PA 267](#), as amended.
2. The Zoning Board of Appeals shall adopt its own rules of procedure and keep a record of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating said fact, and shall file a record of its proceedings in the office of the Township Clerk and shall be a public record.

C. Quorum and Majority Vote.

1. The concurring vote of a majority of the members of the Zoning Board of Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator or Planning Commission or to decide in favor of an applicant any matter upon which they are required to pass under this Ordinance or to effect any variation of this Ordinance.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

2. The Zoning Board of Appeals shall not conduct business unless a majority of those Zoning Board of Appeals members qualified to sit for a particular matter are present to constitute a quorum, regardless of whether the members are regular members or alternate members.

D. Oaths and Witnesses.

The chairperson or, in the chairperson’s absence, the acting chairperson may administer oaths and compel the attendance of witnesses.

Section 803 Powers & Duties

A. Exercising Powers.

In exercising the powers listed below, the Zoning Board of Appeals may reverse or affirm wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the administrative agent from whom the appeal is taken.

B. Jurisdiction.

1. **Administrative Review.** The Zoning Board of Appeals may hear appeals made by any person who alleges he or she has been aggrieved by a decision of the Zoning Administrator or Planning Commission or other administrative agent acting under the terms of this Ordinance.
2. **Interpretation.** The Zoning Board of Appeals may also interpret the location of zoning district boundaries and may interpret the provisions of this Ordinance.
3. **Variances (Non-Use).** The Zoning Board of Appeals shall have the power to hear and decide on appeals wherein a variance to the terms of this Ordinance (not related to land use) is proposed pursuant to the standards in **Section 805**. In addition, when acquisition of a portion of a parcel of property under Section 4 of the **Uniform Condemnation Procedures Act, 1980 PA 87**, as amended, leaves a parcel in nonconformity with this Ordinance, a variance in the Zoning Ordinance may be applied for and granted.

C. Powers Not Granted.

1. **Use Variance.** The Zoning Board of Appeals shall not grant a variance to allow the establishment of a use in a zoning district when such use is prohibited by the provisions of this Ordinance.
2. **Special Uses and Planned Unit Developments.** The Zoning Board of Appeals has no jurisdiction to hear appeals from Planning Commission decisions concerning Special Use approvals or Planned Unit Developments.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

3. **Amendments.** Nothing herein contained shall be construed to give or grant to the Zoning Board of Appeals the power or authority to alter or change this Ordinance or the Zoning Map, such power and authority being reserved to the Township Board in the manner provided by law.

Section 804 Appeals Procedure

The Zoning Board of Appeals shall, when called upon, act upon all questions as they arise in the administration of this Zoning Ordinance. Such an appeal may be taken by any person aggrieved, or by an officer, department, board, or bureau of the township, county, or state. It shall hear and decide appeals from and review any order, requirements, decisions, or determination made by the administrative official and/or planning commission charged with enforcement of any ordinance adopted pursuant to the provisions of the Michigan Zoning Enabling Act, [2006 PA 110](#), as amended.

A. Application and Required Documents.

1. **Time Limit for Appeals.** An appeal shall be taken within thirty (30) days from the date of any written and signed decision (issuance of a zoning permit or issuance of a denial letter) constituting the basis for appeal by filing with the Zoning Administrator.
2. **Forms.** The appellant shall file with the Zoning Board of Appeals, on blanks or forms to be furnished by the Zoning Administrator, a request for appeal specifying the grounds for the appeal.
3. **Number of Copies and Deadline.** The applicant shall submit four (4) copies of a completed application, surveys, plans, and data as may be required under [Article 5](#) or other information deemed reasonably necessary for making an informed decision on his or her appeal, not less than forty-five (45) days prior to the date of the hearing. An electronic copy of surveys, plans, and data may be required.
4. **Fees.** Fees shall be paid at the time of application pursuant to [Section 904](#).

B. Stay.

An administrative appeal to the Zoning Board of Appeals and an appeal of a decision by the Zoning Board of Appeals to Circuit Court stays all proceedings of the action appealed from, including the effectiveness of any zoning permit issued unless the Zoning Administrator certifies to the Zoning Board of Appeals after such appeal has been filed that a stay would cause imminent peril to life or property, in which case the proceedings shall not be stayed unless ordered stayed by the Zoning Board of Appeals or the circuit court. Provided, however, this Section shall not apply to an administrative decision to take enforcement action for alleged violations of this Ordinance.

C. Transmission of Records.

The Zoning Administrator shall transmit to the Zoning Board of Appeals all the papers constituting the

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

record upon which the action appealed from was taken.

D. Public Hearing.

1. Upon receipt of an application in proper form, the Zoning Administrator shall arrange to advertise the time and place of public hearing pursuant to [Section 907](#).
2. The Zoning Board of Appeals shall hold a public hearing prior to voting on an appeal.
3. Any person may appear and testify at the hearing either in person or by duly authorized agent or attorney.

E. Voting and Decision.

1. In deciding upon matters referred to, or upon which it is required to act under this Ordinance, the Zoning Board of Appeals shall, after public notice and hearing, take into consideration the public health, safety, and general welfare, and apply appropriate conditions and safeguards in conformity with the general purpose and intent of this Ordinance and the [2006 PA 110](#), as amended.
2. The Board may reverse, affirm, vary, or modify, any order, requirement, or determination, as to which it has the power to consider, and have all the powers of the administrative agent from whom the appeal was taken and may issue or direct the issuance of a permit.
3. **Vote.** There shall be a vote of a majority of not less than three (3) members of the Zoning Board of Appeals in order to decide any matter under consideration. The concurring vote of a majority of the members of the Zoning Board of Appeals shall be necessary to reverse an order, requirement, decision, or determination of an administrative agent or to decide in favor of the applicant a matter upon which the Board is required to pass under this Ordinance or to effect a variation in this Ordinance.
4. **Conditions.** The Zoning Board of Appeals may impose conditions with any decision pursuant to [Section 908](#).
5. **Written Findings of Fact.** The grounds for any such determination shall be stated in the records of the Board’s proceedings.
6. **Notice of Decision.** Notice in writing of the decision and the disposition of each appeal shall be given to the Zoning Administrator and each appellant in writing by mail or otherwise not more than seven (7) days following the decision and not more than ninety (90) days from initial filing unless required for acquisition of information relevant to the decision-making process.

F. Appeal to Circuit Court.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

The decision of the Zoning Board of Appeals shall be final. Any person aggrieved by a decision of the Zoning Board of Appeals may appeal to the Circuit Court provided the appeal is filed within thirty (30) days after the Zoning Board of Appeals certifies its decision in writing signed by the Chairperson or twenty-one (21) days after the Zoning Board of Appeals approves the minutes of its decision (whichever comes first) and provided that the record of the decision and the application satisfies the conditions stated in Section 606 of the [Michigan Zoning Enabling Act, 2006 PA 110](#).

Section 805 Variance Standards

The Zoning Board of Appeals may grant non-use variances when the applicant demonstrates in the official record of the hearing that the strict enforcement of this Ordinance would result in practical difficulty. The applicant must establish all of the following:

- A. The need for the requested variance is due to unique circumstances or physical conditions of the property involved such as narrowness, shallowness, shape, water, geology, or topography. The property subject to the variance request possesses one (1) or more unique characteristics generally not applicable to similarly situated properties.
- B. The need for the variance is not due to the applicant’s personal or economic hardship.
- C. The need for the requested variance is not the result of action of the property owner or previous property owners (self-created).
- D. That strict compliance with regulations governing area, setback, frontage, height, bulk, density, or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.
- E. Whether granting the requested variance would do substantial justice to the applicant as well as to other property owners in the district, or whether granting a lesser variance than requested would give a substantial relief to the property owner and be more consistent with justice to other property owners.
- F. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Section 806 Expiration & Resubmittal

A. Expiration.

No order of the Zoning Board of Appeals permitting the erection or alteration of a building shall be valid for a period longer than three (3) years unless a building permit for such erection or alteration is obtained

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

within such period and substantial construction has occurred.

B. Resubmittal.

No application for a variance, interpretation, or appeal which has been decided, in whole or in part, by the Zoning Board of Appeals shall be re-submitted for a period of one (1) year from the date of such decision unless a rehearing is granted pursuant to [Section 909](#) of this Ordinance.

Article 9 Administration & Enforcement

Sec	Name	Pg
901	Zoning Administrator	9-1
902	Role of Planning Commission & Township Board	9-3
903	Permits	9-5
904	Fees	9-8
905	Performance Guarantee	9-9
906	Use of Consultants	9-10
907	Public Notice Requirements	9-10
908	Conditions	9-12
909	Rehearing Process	9-13
910	Conflicting Regulations	9-14
911	Violations	9-14
912	Review Process Summary Table	9-15

Section 901 Zoning Administrator

A. Establishment of Zoning Administrator.

The provisions of this Ordinance shall be administered and enforced by a Township Zoning Administrator, appointed by the Township Board of Trustees for such term and subject to such conditions and at such rate of compensation as said Board shall determine as reasonable. The Township Board may also appoint a Deputy Zoning Administrator who, in the absence of the Zoning Administrator, shall have the same duties and powers as the Zoning Administrator.

B. Duties of Zoning Administrator.

1. **Zoning Permits.** The Zoning Administrator shall be responsible for review of all zoning applications. The Zoning Administrator shall keep a copy of all applications received and a record of action taken on them and shall provide any applicant denied a permit the reasons for the denial in writing. The Zoning Administrator shall be responsible for:
 - a. The issuance of zoning permits for Zoning Administrator-approved uses listed in [Table 501](#).
 - b. The issuance of zoning permits for Planning Commission-approved uses listed in [Table 501](#) after Planning Commission review.

The Zoning Administrator shall not refuse to issue a permit when conditions imposed by this Ordinance are complied with by the applicant despite violations of contracts, such as covenants or private agreements, that may occur upon the granting of said Permit.

2. **Site Plan Reviews.** The Zoning Administrator shall receive all applications for site plan review, review for completeness, and prepare submittals for review by the Planning Commission.
3. **Special Use Permits and Variances.** The Zoning Administrator shall receive all applications for special uses and variances or other plans as shall be permitted or approved as required by this Ordinance, review for completeness, and prepare submittals for review by the Planning Commission.
4. **Amendments.** All requests for amendments or changes to the Zoning Ordinance or map shall be submitted to the Zoning Administrator for processing.
5. **Inspections.** The Zoning Administrator shall be empowered to make inspections of premises as required to enforce this Ordinance.
6. **Records.** The Zoning Administrator shall be responsible for keeping records of all nonconforming uses as of the effective date of this Ordinance as well as records of all Special Use permits issued, zoning amendments adopted, variances granted, interpretations made, appeals granted, and zoning permits issued.
7. **Complaints.** The Zoning Administrator shall respond in writing to all complaints regarding violations of the Zoning Ordinance within sixty (60) days. A record of the complaint and the findings of the investigation shall be maintained. The Zoning Administrator shall report on the status of current complaints at the Planning Commission meetings.
8. **Violations.** If the Zoning Administrator shall find any violations of this Ordinance existing within the Township, he/she shall notify, in writing, the person or persons responsible for such violations, indicating the nature of the violation and ordering any and all action necessary to correct it. He/she shall order discontinuance of illegal use of land, buildings, or structures, removal of illegal buildings and structures, or of illegal additions and/or alterations. The Zoning Administrator shall also order discontinuance of illegal work in progress and shall take any further actions necessary to cause conformance with the requirements and intent of this Ordinance.

C. **Liability.**

1. The official, or designee, charged with the enforcement of this Ordinance, acting in good faith and without malice in the discharge of the duties described in this Ordinance, shall be protected by Reno Township from any and all liability resulting from any damage or action that may occur to persons or property as a result of an act or by reason of an act or omission in the discharge of

such duties. A suit brought against the Zoning Administrator or employee because such act or omission performed by the Zoning Administrator or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this Ordinance or enforced by the enforcement agency shall be defended by the Township until final termination of such proceedings, and any judgment resulting there-from shall be assumed by Reno Township.

2. This Ordinance shall not be construed to relieve from or lessen the responsibility of any person owning, operating, or controlling any building or lot for any damages to persons or property caused by defects, nor shall the enforcement agency or its jurisdiction be held as assuming any such liability by reason of the reviews or permits issued under this Ordinance.

D. Cooperation of Other Officials and Officers.

The Zoning Administrator shall be authorized to request and shall receive so far as is required in the discharge of the duties described in this Ordinance, the assistance and cooperation of other officials of the Township and shall give same.

Section 902 Role of Planning Commission & Township Board

A. Planning Commission.

1. **Appointment & Establishment.** The Township Planning Commission is authorized by the provisions of the [Michigan Zoning Enabling Act, 2006 PA 110](#), as amended, to perform the duties as specified in the Act.
2. **Duties & Responsibilities.**
 - a. **Zoning Ordinance.** The Planning Commission shall develop a Zoning Ordinance.
 - b. **Site Plan Approval.** The Planning Commission shall review site plans and issue its approval, conditional approval, or denial.
 - c. **Special Use Permits.** The Planning Commission shall conduct a public hearing on any application for a Special Use permit. Following a public hearing, the Planning Commission shall review and approve with or without conditions or deny said application.
 - d. **Review of Rezoning or Text Amendment.** The Planning Commission shall conduct public hearings for proposals to rezone property or amend the text of this Ordinance. Following a public hearing, the Planning Commission shall make its recommendation regarding the proposed rezoning or text change to the Township Board. The Planning Commission may initiate a text change or rezoning, subject to the requirements for notice, hearing, and Township Board approval.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

B. Township Board.

1. **Zoning Ordinance Adoption.** On the recommendation of the Planning Commission, the Township Board adopts the Zoning Ordinance.
2. **Zoning Amendments.** The Township Board may amend the text of this Ordinance or the boundaries of Zoning Districts (rezoning).
3. **Fee Schedule.** The Township Board shall, by resolution, set fees to be charged for any administrative action under this Ordinance. The Township Board may also act to waive any fee.

C. Internal Oversight/Audits.

1. **Review of Zoning Administrator Records.** An annual review of the Zoning Administrator's records shall be made by the Planning Commission. This review shall be by the Planning Commission as a whole. The results of the findings shall be included in the required annual report of Planning Commission activities to the Township Board. The review shall provide for and include at a minimum the following:

An accurate check of:

- a. Applications received
- b. Plan reviews
- c. Deficiencies of plans submitted
- d. Permits granted
- e. Fees received
- f. Permits denied and grounds thereof
- g. Correspondence and communications with applicants and others.
- h. Verification that the above items are in compliance with the Master Plan, Zoning Ordinance, Code of Ethics, and Policies and Procedures.

2. The Zoning Administrator and others, if enlisted as agents, shall provide for review all documentation requested or required to complete and secure a true report of the activities of the department. Request and notification of review shall be by way of the Planning Commission Chairman through the Planning Commission Secretary in writing and shall become part of the permanent public record of the Planning Commission.
3. The Planning Commission, at its option, may designate individuals as committee(s) to review portions or all information and provide a report of its findings to the Planning Commission as a whole at a regularly scheduled public meeting.

4. The findings along with supporting documentation shall be reviewed at a regularly scheduled public meeting or specially scheduled public workshop following required public notice of same. All information shall be open for review by members of the public if requested. The information submitted by the committee report shall be compiled into the master report submitted to the Township Board.
5. **Oversight/Audits by Township Board.** An audit of the operations of the Planning Commission and its relevant entities shall be made on an annual basis to ascertain that the following requirements have been fulfilled:
 - a. Proper public notice of meetings
 - b. Funds deposited in Township accounts match departmental records.
 - c. That operations are in compliance with applicable Publics Acts.

A report of the findings of the Township Board shall be submitted to the Planning Commission and shall become part of the permanent public record.

Section 903 Permits

A. Zoning Permit Required.

1. Any owner, authorized agent, or contractor who desires to construct, alter, move, demolish, or change the occupancy or use of a building, structure, or site, or cause such work or change to be done, shall first make application for a zoning permit to the Zoning Administrator or duly designated alternate, and obtain the required permits for the work or change prior to start of implementation. All applications for zoning permits and amendments thereto shall be submitted to the Zoning Administrator for review and approved prior to permit issuance.
2. Work or repairs not resulting in a change of site use, footprint, layout, or encroachment of required setbacks shall not require a zoning permit.
3. All departments, officials, and employees who are charged with the duty or authority to issue zoning permits or approvals shall issue no zoning permit or approval for uses or purposes where the same would knowingly be in conflict with this Ordinance. Any permit or approval, if knowingly issued in conflict with this Ordinance, shall be null and void.

B. Application.

1. The application shall be signed by the owner of the premises or their agent and shall certify that all provisions of this Ordinance and other applicable laws and requirements are to be complied with. Any application requiring approval from the Planning Commission must be submitted not less than thirty (30) days prior to a scheduled meeting for consideration at that Planning Commission meeting (this time frame shall be forty-five (45) days for Special Uses). The

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

application shall be accompanied by a plot plan as required in [Section 502](#) or a site plan as required in [Section 503](#). (See [Table 501](#) for type of plan required)

2. The Zoning Administrator shall have the authority to require a legal survey, sealed by a professional surveyor, in the cases where there may be encroachment on the setbacks by the proposed structures or when the exact locations of lot lines are not known.
3. Copies of permits or waivers of permits by other agencies as may be required by statute and/or by the Zoning Administrator of this Ordinance shall be submitted.
4. Such other information as may be required to determine compliance with the Ordinance shall be submitted.

C. Issuance of Zoning Permits.

1. **Zoning Administrator-Approved Zoning Permits (per [Table 501](#)).** If the Zoning Administrator finds the application conforms with the requirements of the Ordinance, the Zoning Administrator shall issue a zoning permit.
 - a. **Disapproval.** If the submitted plans are not approved, the Zoning Administrator shall notify the owner or the "owner's agent" of deficiencies and submit the notice in writing within fifteen (15) regular business days from the date of application for the zoning permit.
2. **Planning Commission-Approved Zoning Permits (per [Table 501](#)).** The Zoning Administrator shall issue a zoning permit for applications that have been approved by the Planning Commission through the site plan review or Special Use review process.
 - a. If the site plan or Special Use is disapproved by the Planning Commission, written notification of such disapproval shall be given to the applicant, by the Zoning Administrator, within ten (10) days of disapproval.

D. Signed Application/Site Plan. One (1) copy of the approved application/plot plan/site plan, signed and dated by the Zoning Administrator and the applicant, shall be returned to the applicant by the Zoning Administrator. One (1) copy, signed and dated by the Zoning Administrator and the applicant, shall be retained and maintained on file by the Zoning Administrator.

E. Other Required Permits.

1. A zoning permit shall not be issued until all other necessary permits required by statute have been obtained or waived with the exception of those permits issued by the [County Building Department](#).
2. A zoning permit is required prior to the issuance of a building permit.

F. Property Staking and Inspections.

1. **Staking of Property.** The location of the property boundaries and all structures shall be staked on the ground for Zoning Administrator approval prior to the issuance of the Zoning Permit. The applicant shall notify the Zoning Administrator when the property has been staked and is available for inspection.
2. **Final Inspection.** The Zoning Administrator shall be given the opportunity to make a final inspection of all sites after completion, before occupancy begins, upon receiving notice from the owner, contractor, or their agent that the site is ready for final inspection. The site improvements shall comply with the statements in the approved application, approved plot plan or site plan, and conditions.

G. Zoning Permit Expiration.

Each zoning permit or approval issued shall expire after one (1) year if no work is undertaken or such use or activity is not established unless indicated differently at the time of issuance of the zoning permit or approval as allowed in this Ordinance, or unless an extension is granted in writing by the issuing agency prior to expiration.

H. Revocation of Zoning Permit.

1. Failure to comply fully with the terms of any zoning permit or plot plan, site plan, or Special Use approval or false statements or misrepresentations made in the application shall be permitted to be grounds for cancellation or revocation of any zoning permit or approval. Action to cancel any zoning permit or approval shall be permitted to be taken on proper grounds by the Zoning Administrator, Code Official, or Planning Commission action. Cancellation of a zoning permit or approval shall be permitted to be appealed to the Zoning Board of Appeals. The owner shall be notified of such revocation in writing.
2. **Responsibility for Information Submitted.** The accuracy of information submitted for review per the requirements of this Ordinance shall be the responsibility of the property owner. If it is found that information submitted is inaccurate, untrue, or otherwise compromised for intent of/or purpose, any and all permits, permissions, agreements, or other arrangements shall become null and void until such time that the issues are resolved to the satisfaction of those having jurisdiction. The cost incurred by the Township as a direct or indirect result of the submission of misinformation shall be the responsibility of the property owner.

I. Zoning Permit Fees.

No zoning permit shall be valid until the required fees have been paid. No separate fee shall be required for accessory buildings or structures when application thereof is made at the same time as the principal building or structure. Applications and petitions filed pursuant to the provisions of this Ordinance shall be

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

accompanied by the filing fees as specified by the Township Board of Trustees.

J. Transmission to Assessor.

Upon issuance of the zoning permit, a copy of the permit and the application, including any drawings, shall be transmitted to the Township Assessor.

K. Conformance with Approved Plans.

Permits issued on the basis of site plans or plot plans and applications approved by the Zoning Administrator or Planning Commission shall apply only to those uses, arrangements, and construction shown on the approved plan including any conditions of approval. All other uses and structures at variance with the authorized permit shall be deemed in violation of this Ordinance and punishable as provided in **Section 911**. Except as specifically provided for in this Ordinance and conditions of approval, the securing of one (1) required review or approval shall not exempt the recipient from the necessity of securing any other required review or approval.

L. Failure to Obtain a Zoning Permit.

1. Any person who fails to obtain any necessary zoning permit shall be subject to **Section 911** unless a Permit-After-the-Fact is obtained pursuant to **subsection L.2** below.
2. **Permit After-the-Fact.** Any building erected, relocated, or altered which requires a zoning permit from the Township which begins without first obtaining the required permit may be issued that permit (and all permits necessary for approval), but this permit (and possibly others) will be considered a permit after-the-fact. An after-the-fact permit is the same as a standard permit, but the fee is double the cost of the standard permit fee. This fee doubling applies to all permits and applications necessary for approval of the project. The permits and applications regulated in the Zoning Ordinance which can be filed as after-the-fact permits include but are not limited to zoning permits, site plans, variances, rezoning, and Special Use permits. Additional engineering may be requested by the Township and will be paid in full by the applicant. The payment of after-the-fact permit fees and approval of an after-the-fact permit does not constitute a remedy for any citation or court action involving such a project. Citations for violating this Ordinance may also be issued for any project which does not abide by this Ordinance.

Section 904 Fees

A. Basic Zoning Fees.

A fee for permits and services shall be charged. All fees shall be set by the Reno Township Board, by resolution, in correlation to the cost of administration and enforcement of this Ordinance incurred by the Township. Fees shall not be a source of revenue for use other than for zoning purposes. Fee schedules shall be available without charge to the public at the office of the Zoning Administrator. The basic zoning

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

fees shall be paid before any application required under this Ordinance is processed. The basic zoning fees are non-refundable, even when an application or appeal is withdrawn by the applicant.

B. Additional Fees.

If the Planning Commission or Zoning Board of Appeals determines that the basic zoning fees will not cover the actual costs of the application review or appeal, or if the Planning Commission or Zoning Board of Appeals determines that review of the application and/or participation in the review process or appeal by qualified professional planners, engineers, attorneys, or other professionals is necessary or advisable, then the applicant shall deposit with the Township Treasurer such additional zoning fees in an amount determined by the Planning Commission or Zoning Board of Appeals equal to the estimated additional costs. The additional zoning fees shall be held in escrow in the applicant's name and shall be used solely to pay these additional costs. If the amount held in escrow becomes less than ten (10) percent of the initial escrow deposit or less than ten (10) percent of the latest additional escrow deposit and review of the application or decision on the appeal is not completed, then the Planning Commission or Zoning Board of Appeals may require the applicant to deposit additional fees into escrow in an amount determined by the Planning Commission or Zoning Board of Appeals to be equal to the estimated costs to complete the review or decide the appeal. Failure of the applicant to make any escrow deposit required under this Ordinance shall be deemed to make the application incomplete or the appeal procedurally defective thereby justifying the denial of the application or the dismissal of the appeal. Any unexpended funds held in escrow shall be returned to the applicant following final action on the application or the final decision on the appeal. Any actual costs incurred by the Township in excess of the amount held in escrow shall be billed to the applicant and shall be paid by the applicant prior to the issuance of any permit or the release of a final decision on an appeal.

Section 905 Performance Guarantee

In connection with the construction of improvements through site plan approval, Special Use approval, or a PUD project, the Planning Commission may require the applicant to furnish the Township with a performance guarantee in the form of a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the Township in an amount equal to the estimated costs associated with the construction of public and site improvements. Public improvements mean by way of example and not limitation roads, parking lots, and water and sewer systems which are located within the development or which the applicant has agreed to construct even though located outside the development. Site improvements mean landscaping, buffering, site restoration, and the completion of conditions imposed by the Planning Commission which are located within the development. For purposes of this Section, the costs covered by the performance guarantee shall include all of the following: (1) the purchase, construction, and/or installation of the improvements, (2) architectural and engineering design and testing fees and related professional costs, and (3) an amount for contingencies consistent with generally accepted engineering and/or planning practice. The performance guarantee shall be deposited with the Township Clerk at or before the time the Township issues the permit authorizing the development, or if the development has been approved in phases, then the performance guarantee shall be deposited with the Township Clerk prior to the commencement of construction of a new phase. The performance guarantee shall ensure completion of the public and site improvements in accordance with the plans

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

approved by the Planning Commission. Any cash deposit or certified funds shall be refunded for the development or each phase of a multi-phase development in the following manner:

- A. One-third (1/3) of the cash deposit after completion of one-third (1/3) of the public and site improvements;
- B. An additional one-third (1/3) of the cash deposit after completion of two-thirds (2/3) of the public and site improvements; and
- C. The balance at the completion of the public and site improvements.

Any irrevocable bank letter of credit or surety bond shall be returned to the applicant upon completion of the public improvements. If a development is to be completed in phases, then the Planning Commission may require the applicant to furnish a performance guarantee as provided in this Section for each phase of the development. If an applicant has contracted with a third party to construct the public and site improvements and the third party has provided a bond meeting the requirements described above and the bond also names the Township as a third-party beneficiary of the bond, then the Planning Commission may accept that bond as meeting all or a portion of the performance guarantee required by this Section.

Section 906 Use of Consultants

From time to time, the Township Board, Planning Commission, and/or Zoning Board of Appeals may employ planning, engineering, legal, traffic, or other special consultants to assist in the review of Special Use permits, site plans, rezonings, or other matters related to the planning and development of the Township.

Section 907 Public Notice Requirements

All applications for development approval requiring a public hearing (including Zoning Board of Appeals requests, Special Uses, and ordinance amendment requests) shall comply with the [Michigan Zoning Enabling Act, 2006 PA 110](#), as amended, MCL 125.3101 et. seq. and the other provisions of this Section with regard to public notification.

A. Published Notice.

When the provisions of this Ordinance or the [Michigan Zoning Enabling Act](#) require that notice be published, the Zoning Administrator shall be responsible for preparing the content of the notice, having it published in a newspaper of general circulation in the Township and mailed or delivered as provided in this Section.

B. Content.

All mail, personal, and newspaper notices for public hearings shall:

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

1. **Describe the Nature of the Request.** Identify whether the request is for a rezoning, text amendment, Special Use, planned unit development, variance, appeal, Ordinance interpretation, or other purpose.
2. **Location.** Indicate the property that is subject to the request. The notice shall include a listing of all existing street addresses within the subject property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used such as a tax parcel identification number, identification of the nearest cross street, or the inclusion of a map showing the location of the property. No street addresses must be listed when eleven (11) or more adjacent properties are proposed for rezoning or when the request is for an Ordinance interpretation not involving a specific property.
3. **Date, Time, and Location.** When and where the request will be considered: indicate the date, time, and place of the public hearing(s).
4. **Written Comments.** Include a statement describing when and where written comments will be received concerning the request. Include a statement that the public may appear at the public hearing in person or by counsel.

C. **Notice.**

1. Except as noted in [Section 907.C.2](#) and [Section 907.C.3](#) below, notices for all public hearing notices shall be given as follows:
 - a. Notice of the hearing shall be not less than fifteen (15) days before the date of the public hearing.
 - b. Notice of the hearing shall be published in a newspaper of general circulation.
 - c. Notice shall be sent by mail or personal delivery to the owners of property for which approval is being considered and the applicant, if different than the owner(s) of the property.
 - d. Notice shall also be sent by mail to all persons to whom real property is assessed within three hundred (300) feet of the property and to the occupants of all structures within three hundred (300) feet of the property regardless of whether the property or occupant is located in the zoning jurisdiction.
 - (1) If the name of the occupant is not known, the term "occupant" may be used in making notification under this subsection.
 - (2) Notification need not be given to more than one (1) occupant of a structure, except that if a structure contains more than one (1) dwelling unit or spatial area owned or leased by

different individuals, partnerships, businesses, or organizations, one (1) occupant of each unit or spatial area shall receive notice. In the case of a single structure containing more than four (4) dwelling units or other distinct spatial areas owned or leased by different individuals, partnerships, businesses, or organizations, notice may be given to the manager or owner of the structure who shall be requested to post the notice at the primary entrance to the structure.

2. Newspaper publication as required in [Section 907.C.1](#) above shall be the only notice required for an amendment to the Zoning Ordinance or the zoning map that affects eleven (11) or more properties.
3. For ordinance interpretations and requests that do not affect a specific property, the only notice required shall be to the applicant and by newspaper publication, as required in [Section 907.C.1](#) above.
4. **Notice Deemed Given.** Notice shall be deemed given when personally delivered or by its deposit in the United States mail, first-class, properly addressed, and postage paid. The Zoning Administrator shall prepare a list of property owners and registrants to whom notice was mailed, as well as of anyone to whom personal notice was delivered.
5. **Registration to Receive Notice by Mail.**
 - a. **General.** Each electric, gas, and pipeline utility company, each railroad, each telecommunication service provider, and the airport manager of each airport may register its name and address with the Township to receive written notice of all public hearings. The Township Clerk shall be responsible for providing this notification, as established by the Township Board.
 - b. **Requirements.** The requesting party must provide the Zoning Administrator information to ensure notification can be made.

Section 908 Conditions

The Planning Commission and Zoning Board of Appeals may attach reasonable conditions on discretionary zoning decisions under their jurisdiction. These conditions may include those necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Any conditions imposed, however, shall meet all of the following requirements:

- A. Be designed to protect natural resources, the health, safety, welfare, and social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

- B. Be related to the valid exercise of the police power and purposes which are affected by the proposed use or activity.
- C. Be necessary to meet the intent and purpose of the Zoning Ordinance, be related to the standards established in the ordinance for the land use or activity under consideration, and be necessary to ensure compliance with those standards.

Section 909 Rehearing Process

A. Rehearing Performed by Planning Commission or ZBA.

The Planning Commission or Zoning Board of Appeals may grant a rehearing under exceptional circumstances for any decision made by it. Exceptional circumstances shall mean any of the following:

- 1. The applicant who brought the matter before the Planning Commission or Zoning Board of Appeals made misrepresentations concerning a material issue which was relied upon by the Planning Commission or Zoning Board of Appeals in reaching its decision.
- 2. There has been a material change in circumstances regarding the Planning Commission or Zoning Board of Appeals' findings of fact which occurred after the public hearing.
- 3. The Township attorney by written opinion states that, in the attorney's professional opinion, the decision made by the Planning Commission or Zoning Board of Appeals or the procedure used in the matter was clearly erroneous.

B. Rehearing Procedure.

A rehearing may be requested by the applicant or by the Zoning Administrator, or a rehearing may be granted by the Planning Commission or Zoning Board of Appeals on its own motion.

- 1. A request for a rehearing which is made by an applicant must be made within twenty-one (21) days from the date of approval of the Planning Commission's or Zoning Board of Appeals' minutes regarding the decision for which the rehearing is being requested.
- 2. A request for a rehearing made by the Zoning Administrator or a rehearing granted by the Planning Commission or Zoning Board of Appeals on its own motion may be granted at any time as long as the applicant has not been prejudiced by any delay.
- 3. Whenever the Planning Commission or Zoning Board of Appeals considers granting a rehearing, it shall provide written notice to the applicant that a rehearing will be considered. The notice may be served upon the applicant by first-class mail at the applicant's last known address or may be served personally on the applicant. The notice must be served at least nine (9) days before the time set for the hearing if served by mail, or at least seven (7) days before the time set for the hearing if served by personal service. Service by mail shall be complete upon mailing. In addition to serving the above notice on the applicant, all other notice requirements for the type of decision

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

being heard shall be completed before the Planning Commission or Zoning Board of Appeals holds a hearing at which it considers whether to grant a rehearing.

4. If the Planning Commission or Zoning Board of Appeals grants a rehearing, then the rehearing shall not be held until all notice requirements for the type of decision being reheard have been satisfied.

Section 910 Conflicting Regulations

- A. The interpretation and application of the provisions of this Ordinance shall be held to be minimum requirements adopted for the promotion of the public health, safety, and general welfare.
- B. This Ordinance is not intended to repeal, abrogate, annul, or in any way to impair or interfere with any existing provisions of law or ordinance other than the previous Reno Township Zoning Ordinance, or with any rules, regulations, or permits previously adopted or issued or which shall be adopted or issued pursuant to the law relating to the use of buildings or premises.
- C. **Conflicting Regulations.**
 1. **When this Ordinance is More Restrictive than Another Law or Ordinance.** Whenever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions, or limitations than are imposed or required by the provisions of any other law or ordinance, then the provisions of this Ordinance shall govern except where legally superseded by such other law or ordinance.
 2. **When Another Law or Ordinance is More Restrictive than this Ordinance.** Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, then the provisions of such law or ordinance shall govern.
 3. **Conflicting Provisions within this Ordinance.** Where any provision of this Ordinance differs from any other provision of this Ordinance, the more restrictive or specific requirement shall prevail. The graphics, tables, and text used throughout this Ordinance are regulatory. In case of a conflict, text shall control over tables or graphics; tables shall control over graphics.

Section 911 Violations

- A. Buildings and structures erected, altered, enlarged, moved, converted, or razed, or any use of land or premises in violation of this Ordinance, are declared to be a nuisance per se. A court may order such nuisance abated and the owner and/or agent in charge of such dwelling, building, structure, tent, trailer coach, manufactured home, or land may be adjudged responsible for maintaining a nuisance per se, and same may be abated by order of any court of competent jurisdiction. The Zoning Officer shall inspect each alleged violation and shall order correction in writing to the owner of the premises of all conditions found to be in violation.
- B. All violations shall be corrected within the ten (10) days following date of issuance of written notice to correct. However, the Zoning Administrator shall have the authority to extend the correction period to not more than thirty (30) days under circumstances wherein he or she deems an extension is

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

Reno Township Zoning Ordinance

warranted. If not corrected within the stipulated correction period, the violator may be issued a municipal civil infraction citation by a Reno Township Enforcement Officer.

- C. Any person, firm, corporation, builder, or contractor who violates, neglects, omits, or refuses to comply with the provisions of this Ordinance, or any permit or exception granted hereunder, or any lawful requirement of the Zoning Official, shall be responsible for a municipal civil infraction as defined by Michigan Law and subject to a civil fine of up to five hundred (\$500) dollars.

Additionally, the violator shall pay costs, which may include all direct or indirect expenses to which the Township has been or will be put in connection with the violation. In no case, however, shall costs of less than \$50.00 or more than \$500.00 be ordered. A violator of this Ordinance shall also be subject to other such additional sanctions, remedies, and judicial orders as authorized under Michigan Law. Each day a violation of this Ordinance continues to exist constitutes a separate violation.

- D. The Reno Township Board, the Reno Township Zoning Board of Appeals, and Attorney on behalf of Reno Township on direction from the Reno Township Board, or any interested person or entity, may institute injunction, mandamus, or abatement action in the appropriate court, to remove any unlawful construction, maintenance, alteration of a building or any unlawful use.

Section 912 Review Process Summary Table

The following table is a summary of basic requirements for various administrative actions under this Zoning Ordinance. It supplements the preceding text, but is not a substitute for it.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Type of action	Parties who may initiate action	Body making decision	Public hearing required	Published notice(s)- Number of days before hearing	Mailed notice to all owners and occupants within 300 feet - days before hearing	Body to which applicant may appeal a denial	
Single- and two –family uses, signs, accessory buildings, museums, art galleries, bed & breakfasts, accessory dwelling units.	Applicant	ZA	No	----	----	ZBA	
Site plans	Applicant	PC	No	----	----	ZBA	
Special uses	Applicant	PC	Yes	Not less than 15 days	Not less than 15 days	Circuit Court	
Planned unit development	Applicant	PC	Yes	Not less than 15 days	Not less than 15 days	Circuit Court	
Variance	Applicant	ZBA	Yes	Not less than 15 days	Not less than 15 days	Circuit Court	
Interpretation	Applicant, PC or ZA	ZBA	Yes	Not less than 15 days	Not less than 15 days	Circuit Court	
Appeal from decision	Any aggrieved party	ZBA	Yes	Not less than 15 days	Not less than 15 days	Circuit Court	
Rezoning or Text Change (Amendment)	Applicant, PC	Step 1: PC recommends to TB	Yes	Not less than 15 days	Not less than 15 days	No action until after TB decision	
		Step 2: County Planning Commission reviews amendment & provides comment (30 days)					
		Step 3: TB	No	----	----	----	
		Step 4: TB publishes Notice of Adoption in newspaper (within 15 days of adoption). Rezoning (map amendment) goes into effect on the 8th day after publication.					
Zoning ordinance enforcement	ZA	----	----	----	----	ZBA	
ZA = Zoning Administrator PC = Planning Commission TB = Township Board ZBA = Zoning Board of Appeals							

1 Purpose & Authority

2 Definitions

3 General Provisions

4 District Regulations

5 Plot Plan & Site Plan Review

6 Special Use Review

7 Supplemental Regulations

8 Zoning Board of Appeals

9 Administration & Enforcement

10 Adoption & Amendments

Article 10

Adoption & Amendments

Sec	Name	Pg
1001	Amendment to this Ordinance	10-1
1002	Processing of Amendment/Rezoning	10-1
1003	Rezoning Standards	10-3
1004	Conditional Rezoning	10-3
1005	Vested Right	10-7
1006	Severability	10-8
1007	Repeal & Savings Clause	10-8
1008	Adoption & Effective Date	10-8

Section 1001 Amendment to this Ordinance

The Township Board is authorized and empowered to cause this Ordinance to be amended, supplemented, or changed, pursuant to the authority and according to the procedures set forth in the [Michigan Zoning Enabling Act, 2006 PA 110](#), as amended. Proposals for amendments may be initiated by the Township Board, the Planning Commission, or by petition of one (1) or more property owners in Reno Township affected by such proposed amendment.

Section 1002 Processing of Amendment/Rezoning

The procedure for amending this Ordinance shall be as follows:

A. Filing of Amendment Application.

1. Each application shall be submitted to the Zoning Administrator accompanied by the proper fee and then referred to the Planning Commission at the next regularly scheduled meeting or at a special meeting called for such purpose. Applications for amendment shall be submitted at least forty-five (45) days prior to the date at which the public hearing will be held.
2. The Zoning Administrator shall review the application and transmit the application to the Planning Commission along with a recommendation.

B. Planning Commission Action.

1. **Public Hearing.** Before submitting its recommendations of the application to amend, the Planning Commission shall hold at least one (1) public hearing. The notices for the public hearing shall be given pursuant to [Section 907](#).

- 2. The Planning Commission shall consider each proposal for amendment on particular factors related to the individual proposal and in terms of the likely effect on the community's physical development. The Planning Commission may recommend any additions or modifications to the original proposal. For rezoning applications, the Planning Commission shall consider the standards in [Section 1003](#).
- 3. **Submission to County Planning Commission.** Following the public hearing, the Planning Commission shall submit the proposed amendment to the County Planning Commission for review and recommendations. The review of the County Planning Commission shall be conclusively presumed unless the County Planning Commission, within thirty (30) days of receipt, notifies the Township Clerk of its recommendations.
- 4. **Recommendation to Township Board.** The Township Planning Commission shall refer the proposed amendment to the Township Board along with its written recommendations for approval or disapproval and reasons, therefore. This recommendation may occur at the meeting at which the public hearing occurs pending review by the County Planning Commission or may occur at the next regularly scheduled meeting after review by the County Planning Commission.

C. **Township Board Action.**

- 1. **Public Hearing Not Required.** A public hearing conducted by the Township Board shall not be necessary unless a request is made in writing by a property owner. If a public hearing is requested or if the Board desires to hold an additional hearing, the notice procedures in [Section 907](#) shall be followed.
- 2. **Adoption.** Thereafter, at any regular meeting or at any special meeting called, the Township Board may adopt and enact the proposed amendment, in accordance with [2006 PA 110](#), as amended, being the Michigan Zoning Enabling Act.
- 3. **Notice of Adoption.** Upon enactment of the amendment, said amendment shall be published in a newspaper of general circulation within the Township within fifteen (15) days after enactment.
- 4. **Effective Date.** Within seven (7) days after publication, the amendment shall be filed in the Official Ordinance Book of the Township with a certification of the Township Clerk stating the vote on passage and when published and filed. The amendment shall become effective on the eighth (8th) day after publication. If the amendment requires a change on the Official Zoning Map, such change shall be made on the map.

D. **Resubmittal.**

No petition for rezoning, which has been disapproved by the Township Board, shall be submitted for a

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

period of one (1) year from the date of disapproval except as permitted by the Township Board after becoming aware of new evidence which may result in approval upon resubmittal.

Section 1003 Rezoning Standards

The Planning Commission shall review and apply the following standards and factors in the consideration of any rezoning request:

- A. Is the proposed rezoning consistent with the Township Master Plan?
- B. Is the proposed rezoning reasonably consistent with surrounding uses?
- C. Will there be an adverse physical impact on surrounding properties?
- D. Will there be an adverse effect on property values in the adjacent area?
- E. Have there been changes in land use or other conditions in the immediate area or in the community in general which justify rezoning?
- F. Will rezoning create a deterrent to the improvement or development of adjacent property in accordance with existing regulations?
- G. Will rezoning grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning)?

Section 1004 Conditional Rezoning

A. Intent.

It is recognized that there are certain instances where it would be in the best interests of the Township, as well as advantageous to property owners seeking a change in zoning boundaries if certain conditions could be proposed by property owners as part of a request for a rezoning. It is the intent of this Section to provide a process consistent with the provisions of Section 405 of **2006 PA 110, the Michigan Zoning Enabling Act** (MZEA) (MCL 125.3405), by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.

B. Application and Offer of Conditions.

- 1. An owner of land may voluntarily offer, in writing, conditions relating to the use and/or development of land for which a rezoning is requested. This offer may be made either at the time the application for rezoning is filed or may be made at a later time during the rezoning process.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

2. The required application and process for considering a rezoning request with conditions shall be the same as that for considering rezoning requests made without any offer of conditions, except as modified by the requirements of this Section.
3. The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district.
4. Any use or development proposed as part of an offer of conditions that would require a special use permit under the terms of this Ordinance may only be commenced if a special use permit for such use or development is ultimately granted in accordance with the provisions of this Ordinance.
5. Any use or development proposed as part of an offer of conditions that would require a variance under the terms of this Ordinance may only be commenced if a variance for such use or development is ultimately granted by the Zoning Board of Appeals in accordance with the provisions of this Ordinance.
6. Any use or development proposed as part of an offer of conditions that would require site plan approval under the terms of this Ordinance may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the provisions of this Ordinance.
7. The offer of conditions may be amended during the process of rezoning consideration provided that any amended or additional conditions are entered voluntarily by the owner. An owner may withdraw all or part of its offer of conditions any time prior to final rezoning action of the Township Board provided that, if such withdrawal occurs subsequent to the Planning Commission's public hearing on the original rezoning request, then the rezoning application shall be referred to the Planning Commission for a new public hearing with appropriate notice and a new recommendation.

C. Planning Commission Review.

The Planning Commission, after a public hearing as set forth in [Section 907](#) of this Ordinance and consideration of the factors for rezoning set forth in [Section 1003 \(except 1003.G\)](#) may recommend approval, approval with recommended changes, or denial of the rezoning; provided, however, that any recommended changes to the offer of conditions are acceptable to and thereafter offered by the owner.

D. County Planning Commission Review.

Following the public hearing before the Township Planning Commission, the conditional rezoning application shall be submitted to the County Planning Commission for not more than thirty (30) day review period, according to the provisions of Section 307 of the [Michigan Zoning Enabling Act, 2006 PA 110](#), as amended.

E. Township Board Review.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

After receipt of the Planning Commission's recommendation, the Township Board shall deliberate upon the requested rezoning and may approve or deny the conditional rezoning request. The Township Board's deliberations shall include, but not be limited to, a consideration of the factors for rezoning set forth in **Section 1003 (except 1003.G)**. If the Township Board considers amendments to the proposed conditional rezoning advisable and if such contemplated amendments to the offer of conditions are acceptable to and thereafter offered by the owner, then the Township Board may, in accordance with Section 401 of the **Michigan Zoning Enabling Act, 2006 PA 110**, as amended, refer such amendments to the Planning Commission for a report thereon within a time specified by the Township Board and proceed thereafter in accordance with said statute to deny or approve the conditional rezoning with or without amendments.

F. Approval.

1. If the Township Board finds the rezoning request and offer of conditions acceptable, the offered conditions shall be incorporated into a formal written Statement of Conditions acceptable to the owner and conforming in form to the provisions of this Section. The Statement of Conditions shall be incorporated by attachment or otherwise as an inseparable part of the ordinance adopted by the Township Board to accomplish the requested rezoning.
2. The Statement of Conditions shall:
 - a. Be in a form recordable with the **County Register of Deeds** or, in the alternative, be accompanied by a recordable Affidavit or Memorandum prepared and signed by the owner giving notice of the Statement of Conditions in a manner acceptable to the Township Board.
 - b. Contain a legal description of the land to which it pertains.
 - c. Contains a statement acknowledging that the Statement of Conditions runs with the land and is binding upon successor owners of the land.
 - d. Incorporate by attachment or reference any diagram, plans or other documents submitted or approved by the owner that are necessary to illustrate the implementation of the Statement of Conditions. If any such documents are incorporated by reference, the reference shall specify where the document may be examined.
 - e. Contain a statement acknowledging that the Statement of Conditions or an Affidavit or Memorandum giving notice thereof may be recorded by the Township with the **County Register of Deeds**.
 - f. Contain the notarized signatures of all of the owners of the subject land preceded by a statement attesting to the fact that they voluntarily offer and consent to the provisions contained within the Statement of Conditions.

Reno Township Zoning Ordinance

3. Upon the rezoning taking effect, the Zoning Map shall be amended to reflect the new zoning classification along with a designation that the land was rezoned with a Statement of Conditions. The Township Clerk shall maintain a listing of all lands rezoned with a Statement of Conditions.
4. The approved Statement of Conditions or an Affidavit or Memorandum giving notice thereof shall be filed by the Township with the **County Register of Deeds**. The Township Board shall have the authority to waive this requirement if it determines that, given the nature of the conditions and/or the time frame within which the conditions are to be satisfied, the recording of such a document would be of no material benefit to the Township or to any subsequent owner of the land.
5. Upon the rezoning taking effect, the use of the land so rezoned shall conform thereafter to all of the requirements regulating use and development within the new zoning district as modified by any more restrictive provisions contained in the Statement of Conditions.

G. Compliance with Conditions.

1. Any person who establishes a development or commences a use upon land that has been rezoned with conditions shall continuously operate and maintain the development or use in compliance with all of the conditions set forth in the Statement of Conditions. Any failure to comply with a condition contained within the Statement of Conditions shall constitute a violation of this Zoning Ordinance and be punishable accordingly. Additionally, any such violation shall be deemed a nuisance per se and subject to judicial abatement as provided by law.
2. No permit or approval shall be granted under this Ordinance for any use or development that is contrary to an applicable Statement of Conditions.

H. Time Period for Establishing Development or Use.

Unless another time period is specified in the Ordinance rezoning the subject land, the approved development and/or use of the land pursuant to building and other required permits must be commenced upon the land within eighteen (18) months after the rezoning took effect and thereafter proceed diligently to completion. This time limitation may, upon written request, be extended by the Township Board if (1) it is demonstrated to the Township Board's reasonable satisfaction that there is a strong likelihood that the development and/or use will commence within the period of extension and proceed diligently thereafter to completion and (2) the Township Board finds that there has not been a change in circumstances that would render the current zoning with Statement of Conditions incompatible with other zones and uses in the surrounding area or otherwise inconsistent with sound zoning policy.

I. Reversion of Zoning.

If approved development and/or use of the rezoned land does not occur within the time frame specified under subsection H above, then the land shall revert to its former zoning classification as set forth in MCL 125.3405. The reversion process shall be initiated by the Township Board requesting that the Planning

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Reno Township Zoning Ordinance

Commission proceed with consideration of rezoning of the land to its former zoning classification. The procedure for considering and making this reversionary rezoning shall thereafter be the same as applies to all other rezoning requests.

J. Subsequent Rezoning of Land.

When land that is rezoned with a Statement of Conditions is thereafter rezoned to a different zoning classification or to the same zoning classification but with a different or no Statement of Conditions, whether as a result of a reversion of zoning pursuant to **subsection I** above or otherwise, the Statement of Conditions imposed under the former zoning classification shall cease to be in effect. Upon the owner's written request, the Township Clerk shall record with the **Register of Deeds** a notice that the Statement of Conditions is no longer in effect.

K. Amendment of Conditions.

1. During the time period for commencement of an approved development or use specified pursuant to **subsection H** above or during any extension thereof granted by the Township Board, the Township shall not add to or alter the conditions in the Statement of Conditions.
2. The Statement of Conditions may be amended thereafter in the same manner as was prescribed for the original rezoning and Statement of Conditions.

L. Township Right to Rezone.

Nothing in the Statement of Conditions nor in the provisions of this Section shall be deemed to prohibit the Township from rezoning all or any portion of land that is subject to a Statement of Conditions to another zoning classification. Any rezoning shall be conducted in compliance with this Ordinance and the **MZEA** (MCL 125.3101 , et seq.)

M. Failure to Offer Conditions.

The Township shall not require an owner to offer conditions as a requirement for rezoning. The lack of an offer of conditions shall not affect an owner's rights under this Ordinance.

Section 1005 Vested Right

Nothing in this Ordinance should be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, district, zoning classification, or any permissible activities therein and they are hereby declared to be subject to subsequent amendment, change, or modification as may be necessary in the preservation or protection of the public's health, safety, and welfare.

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plan & Site Plan Review
6 Special Use Review	7 Supplemental Regulations	8 Zoning Board of Appeals	9 Administration & Enforcement	10 Adoption & Amendments

Section 1006 Severability

This Ordinance and the various parts, sections, subsections, phrases, and clauses thereof are hereby declared to be severable. In any part, article, section, sentence, phrase, or clause adjudged unconstitutional or invalid, it is hereby provided that the remainder of the Ordinance shall not be affected thereby.

Section 1007 Repeal & Savings Clause

- A. This Ordinance repeals and replaces any previous Reno Township Zoning Ordinance in its entirety.
- B. The repeal of the above ordinance and its amendments does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired, or liability, penalty, forfeiture, or punishment incurred prior to the time enforced, prosecuted, or inflicted.

Section 1008 Adoption & Effective Date

- A. This Ordinance was adopted on January 8, 2024 by the Reno Township Board of Trustees and will be effective January 24, 2024. The foregoing Zoning Ordinance and Zoning Map were presented at a public hearing before the Planning Commission on November 8, 2023.
- B. A Notice of Adoption shall be published within fifteen (15) days of adoption.
- C. Amendments or revision to this Ordinance or Map of Zoning Districts shall become effective on the eighth (8th) day after publication, or a specified later date, in accordance with the [Michigan Zoning Enabling Act, 2006 PA 110](#), as amended.