

**ARTICLE XV**  
**SUPPLEMENTAL REGULATIONS**  
*(Revised 08-14-2018)*

**Sec. 15.1 Intent And Purpose**

Some uses require certain specific conditions. The following Sections describe Supplemental Regulations that must be met in addition to the requirements of R-1, R-2, R-3, R-4 and RP Districts found in Articles V, VI, VII, VIII, and X. Conformance to these Supplemental Regulations must be addressed on the Zoning Permit application involving any of the uses herein described. These Supplemental Regulations are administered by the Zoning Administrator, in conformity with MCL 125.3502 .

**Sec. 15.2 Home Occupations / Cottage Industries (Revised 08-14-2018)**

**A. Home Occupations**

Home Occupations, which are permitted accessory use by right, may be carried on in residential structures under the following conditions:

Customary home occupations such as hairdressing, millinery, dressmaking, bookkeeping and accounting, real estate, and insurance sales when carried on by the occupant and that no outdoor activities are carried on in connection with such use.

Professional office for occupancy by not more than one (1) physician, dentist, attorney, architect, engineer or similar recognized professional practitioner with not more than one (1) full-time equivalent employee.

Such occupations or uses are intended to provide reasonable flexibility, but such occupations or uses may not be allowed if the essential character of a lot or structure within a Residential District, in terms of use or appearance, will be changed significantly and the other conditions of this Section are not met.

1. Home Occupations shall be operated in their entirety within the dwelling or within an attached or detached garage. The Home Occupation shall occupy no more than the equivalent of thirty percent ( 30%) of the ground floor area of the dwelling and attached garage or detached garage or accessory building.
2. Home Occupations shall be conducted only by the person or persons occupying the premises as their principal residence. No more than one full-time employee shall be employed to assist with the business on-site.
3. Home Occupations 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.

4. Home Occupations 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 based business shall not generate noise, vibration, radiation, odor, glare, smoke, steam, or other condition not typically associated with the use of the dwelling for residential purposes.
5. Traffic, parking and delivery and pickup of goods shall not exceed that normally created by residential uses.
6. The outdoor storage of goods and/or materials associated with the home occupation is prohibited.
7. No article shall be sold or offered for sale on the premises except such as is produced within the dwelling or accessory building or is provided incidental to the service or profession conducted within the dwelling. However this provision would not prohibit home based catalogue, internet or similar sales that do not involve the use of a product showroom or permanent product display and that does not traditionally generate traffic or parking demands beyond that customarily found in residential areas.
8. There shall be no parking permitted within any setback areas.
9. No hazardous chemicals shall be stored on site.
10. No process, chemicals, or materials shall be used which are contrary to any applicable State or Federal laws.
11. There shall be no exterior evidence of the Home Occupation other than one non-illuminated incidental sign not exceeding two hundred and eighty-eight (288) square inches in area may be attached flat on the front wall of the dwelling to advertise the home occupation.

## **B. Cottage Industries**

1. Cottage industries may be allowed as a Special Land Use in the Rural Preservation Districts on a lot with an area of two and one-half (2-1/2) acres or more, subject to review and approval by the Planning Commission.
  - a. Cottage industries shall be allowed on the basis of individual merit, a periodic review of each cottage industry shall be performed by the Zoning Administrator (or his designate) to ensure the conditions of approval are adhered to by the property owner/occupant.
  - b. If a premise 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. Cottage industries shall be incidental and subordinate to the use of the premises for residential purposes and shall not detract from the residential character of the premises or neighborhood.
3. A cottage industry shall be operated, in their entirety, within the residence dwelling or shall occupy not more than one building such as an attached or detached garage or accessory building subject to the requirements of Article 3, Sections 3.10 and/or 3.11.
4. 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 right-of-ways. If required, the type of screening shall be determined at the discretion of the Zoning Administrator.
5. Cottage industries shall not result in the creation of conditions that would constitute a nuisance to neighboring property owners and surrounding zoning district.
  - a. Any machinery, mechanical devices or equipment employed in the conduct of a Cottage Industry shall not generate noise, vibration, radiation, odor, glare, smoke, steam, or other condition not typically associated with the use of the premises for residential purposes.
  - b. Traffic, parking and delivery or pickup of goods shall not exceed that normally created by residential uses.
6. Cottage industries shall be conducted only by the person or persons residing on the premises. The Planning Commission may allow up to a total of two additional employees or assistants whether employed on-site or off-site.
7. To ensure that the cottage industry is compatible with surrounding residential use, the "not-to-exceed" number of vehicles that may be parked at any given time during business operations, including the location and any screening that may be required, shall be established by the Planning Commission during the review and approval process.
8. Hours of operation shall be approved by the Planning Commission.
9. Signage for a Cottage Industry shall be governed by the requirements of Article 19 of this Ordinance.

### **C. Termination, Extensions, Revisions, and Inspections**

1. Upon written application by the owner, the Planning Commission may, for just cause, grant 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 for compliance with the requirements herein or set by the Planning Commission.

3. In the event any home occupation or cottage industry shall be complained of as creating or causing a nuisance or conducting a manner of home occupation or cottage industry not customarily carried on as a home occupation or cottage industry, then the Zoning Administrator may order the operator of such home business to appear before the Planning Commission for a review of the use.
  - a. If the Planning Commission finds, following a hearing on the home business, the requirements of the Zoning Ordinance are not being met by the operator of the home occupation or cottage industry, then 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 home occupation or cottage industry.
4. Proposed revisions to or additions to or sale of a Home Occupation or Cottage Industry shall constitute a change of use and shall be subject to special use review and approval by the Planning Commission.

#### **D. Continuation of Nonconforming Uses**

Any existing use that would constitute a Home Occupation or Cottage Industry under this definition and any use that has otherwise previously been approved as a special use on or before the date of adoption of this ordinance whether such use was or is specifically designated as a special use in the Zoning District in which it is located is hereby deemed an allowable nonconforming use. Provided, however, that such use may not hereafter be enlarged or changed except as set out in Article 15.2 of this Ordinance unless such change and/or enlargement is approved as a special use under Article 14 or a variance has been granted under Article 29.

#### **Sec. 15.3 Swimming Pools**

Private Swimming Pools shall be permitted as an accessory use, subject to the following restrictions:

- A. Private pools shall meet required yard setbacks.
- B. There shall be a distance of not less than six (6) feet between the outside pool wall and any building located on the same lot.
- C. For the protection of the general public, swimming pools shall be completely enclosed by a fence not less than four (4) feet in height capable of excluding children and small animals, and containing gates of a self-closing or latching type. Gates shall be capable of being securely locked when the pool is not in use.

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**Sec. 15.4 Model Homes**

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Model homes, provided the home and landscaping is completed as if it were to be occupied; is located so as not to create any unsafe conditions, noise, light, traffic or other nuisance to neighboring residential uses; is used for the purpose of selling homes within the immediate subdivision or subdivisions; is open only during normal real estate sales hours; and the duration of use does not exceed one (1) year, unless approved by the Board of Appeals. One (1) sign shall be allowed, meeting the specifications as set forth in Article XIX. There shall be no banners, flags, lighting or other devices used to attract attention or set the model apart from other residential structures in the development. No cooking or sleeping shall be permitted in the Model Home.

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**Sec. 15.5 Mobile Homes**

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- A. Statement of Intent: It is the purpose of this Section to establish reasonable requirements for mobile homes located outside of licensed mobile home parks to assure that the mobile home, when located upon the particular site, would compare favorably to other housing in such things as aesthetics, insulation, adequacy of plumbing, size of living space, protection from wind storm damage, quality of manufacture, a solid foundation under the same, obscurity of the wheels and chassis and a community standard size lot.
- B. A mobile home must also comply with the minimum dimensional requirements established in Section 3.13 and 3.14.
1. Zones in which mobile homes are permitted: Mobile homes shall be permitted subject to the provisions and requirements hereafter set forth.
  2. Qualifying Conditions:
    - a. Each mobile home shall bear a label required by Section 3232.362(c) (2) of the Federal Mobile Home Procedural and Enforcement Regulations.
    - b. Each mobile home shall be installed pursuant to the manufacturer's setup instruction and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission.
    - c. Within ten (10) days following installation, all towing mechanisms shall be removed from each mobile home or concealed or disguised from view. No mobile home shall have any exposed undercarriage or chassis.
    - d. Each mobile home shall have footings and a perimeter wall of conventional building materials which shall prevent the entrance of rodents, control heat loss and contribute to aesthetic

compatibility with surrounding structures.

- e. All construction and all plumbing, electrical apparatus and insulation, within and connected to each mobile home, shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards: as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, as from time to time amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.
- f. Exterior Finish; Light Reflection: Any materials that are generally acceptable for housing built on the site may be used for exterior finish if applied in such a manner as to be similar in appearance; provided, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, gloss, exterior enamel.
- g. Each mobile home shall be aesthetically compatible in design and appearance with other residences, particularly with regard to foundation treatment, siding and roofing materials and perimeter walls. Compatible materials such as siding, screen walls, etc. may be added.

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**Sec. 15.6 Livestock and Pets**

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The following shall apply to the keeping of animals and livestock:

- A. Animal husbandry practices involving small animals such as rabbits, poultry, goats and sheep shall not occur on a lot or parcel of less than one (1) acre. The raising or keeping of livestock such as cattle, horses and hogs, shall not occur on a parcel of land less than two and one-half (2 1/2) acres in area.
- B. The carrying out of such practices shall not generate any noise, odor, pollution or other environmental impact which will have an adverse effect on adjacent properties.
- C. No storage or unusual accumulation of manure or odor or dust-producing materials shall be permitted within one hundred (100) feet of any side or rear property line abutting a residential district or existing structure used for residential purposes.
- D. Non-domesticated, wild, or exotic species of animals, or crossbreeds or hybrids thereof, shall be allowed only with written approval of the County Animal Control Officer.

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**Sec. 15.7 Non-Commercial Storage**

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Non-commercial storage buildings, shall not be allowed in the R-1, R-2, or R-3 Districts without the foundation for a principal use structure first being in

place.

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**Sec. 15.8 Antennas And Satellite Dishes**

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Satellite Dishes, wherever possible, shall be located in the rear yard or side yard, but shall conform to the setback requirements, be bonded to a grounding rod, and shall be designed to withstand a wind force of seventy-five (75) miles-per-hour.

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**Sec. 15.9 Residential, Single Family Dwelling**

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A single family dwelling may be constructed on a preexisting lot of record in the Light Industrial (L-1) District, providing all other applicable requirements of this Ordinance are complied with.