Ordinance 2016-02 (REZ1601):

GEORGETOWN CHARTER TOWNSHIP
OTTAWA County, Michigan
(Ordinance No. 2016-02)

At a regular meeting of the Township Board for the Charter Township of Georgetown, held at the Township Offices on _____, 2016, the following Ordinance/ordinance amendment was offered for adoption by Township Board Member _____, and was seconded by Township Board Member _____:

AN ORDINANCE TO AMEND THE GEORGETOWN CHARTER TOWNSHIP ZONING ORDINANCE FOR COMMERCIAL AND INDUSTRIAL USES

THE CHARTER TOWNSHIP OF GEORGETOWN (the "Township") ORDAINS:

Article I. The Georgetown Charter Township Zoning Ordinance, as amended, is to read as follows:

1. **Sec. 3.4 ACCESSORY BUILDING AND USES**.
   (Q) The keeping of chickens is permitted as an accessory use if all of the following are met. (revised 6/22/2015)
   (2) No more than (6) six chickens may be kept on any parcel of land ~~and .~~ **Chickens that crow and** roosters shall not be permitted.

2. **Sec. 3.11 GREENBELTS AND PROTECTIVE SCREENING**.
   (B) Streetscapes.
   (3) The streetscape shall contain one (1) tree for each twenty-five feet of frontage or fraction thereof, measured along **each individual** ~~**the**~~ **street right-of-way line (not totaling the frontage of multiple street lines for the calculation),** including driveway openings. Up to one-third (1/3) of the required trees may be evergreens (unless the approving authority as designed in Chapter 19 finds that a larger percentage of evergreens will provide better screening or better enhance the aesthetics of the community). The remainder shall be deciduous canopy or ornamental trees.

3. **Sec. 3.17 OUTDOOR STORAGE IN RESIDENTIAL DISTRICTS**.
   The outdoor storage or parking of recreational vehicles shall be prohibited in all residential districts, unless the following minimum conditions are met:
   (A) All such vehicles shall be placed within a completely enclosed building or located behind the front face of the principal building. No vehicle shall be stored in the side yard of a corner lot which abuts a street. (revised 6-25-2001) In the rear yard of a corner lot such vehicles shall not project beyond the side of the building on the street side. **Except from May 1 through October 31, subject to compliance with all other ordinance standards, a recreational vehicle may be stored, kept or parked for a period no longer than five (5) consecutive days on a hard surface driveway. Any RV stored for a period of 5 days must be removed for a minimum of 48 hours prior to additional storage or parking.**

4. **Sec. 7.3 USES REQUIRING SPECIAL LAND USE APPROVAL**.
   The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.
   (C) Customary Agricultural Operations including general farming, truck farming, fruit orchards, nurseries, greenhouses and usual buildings subject to the following restrictions:
   (3) Farm animals are permitted as follows:

b. on parcels of land in excess of five (5) acres, the ~~**Township Board**~~ **Planning Commission** may waive the limitation on the number of animals, provided it is determined that due to the size of the parcel, natural features, or other similar conditions there will be no negative impact upon the neighboring property owners.

5. **Sec. 19.2 REGULATION**.

(A) In accordance with the provisions of this Chapter, the Planning Commission, designated as the approving authority for review and approval of site plans as listed below, shall be furnished a Site Plan of the proposed development prior to the creation of a use or the erection of a building in the Districts and conditions cited below:

~~(A)~~ (1) Special Land Uses in all zoning districts. In addition, the requirements of Chapter 20 and the applicable standards of Sec. 20.4 shall be met.

~~(B)~~ (2) Permitted Uses in the following districts, except as noted in Section 19.3:

~~(1)~~ (a) MHP Residential

~~(2)~~ (b) PUD Planned Unit Development

~~(C)~~ (3) Site condominiums in any district.

~~(D)~~ (4) Any site plan with the Zoning Administrator as the approving authority when the applicant requests review by the Planning Commission.

(B) In accordance with the provisions of this Chapter, the Zoning Administrator or designee, designated as the approving authority for review and approval of site plans as listed below, shall be furnished a Site Plan of the proposed development prior to the creation of a use or the erection of a building in the Districts and conditions cited below:

~~(A)~~ (1) Permitted Uses in the following districts, except as noted in Section 19.3:

~~(1)~~ (a) MHR Residential

~~(2)~~ (b) HDR Residential

~~(3)~~ (c) OS Commercial

~~(4)~~ (d) NS Commercial

~~(5)~~ (e) CS Commercial

~~(6)~~ (f) HS Commercial

~~(7)~~ (g) I Industrial

~~(B)~~ (2) All site plan submission requirements in the Zoning Ordinance, other than those listed in this section, which do not stipulate an approving authority.

6. ~~DRIVE-IN~~ DRIVE-THROUGH

Sec. 2.28 ~~DRIVE-IN~~ DRIVE-THROUGH ESTABLISHMENT.

A commercial establishment whose retail/service character is significantly dependent on providing a driveway approach and service windows or facilities for vehicles in order to serve patrons while in or momentarily stepped away from the vehicle. Examples of ~~**drive-in**~~ **drive-through** establishments include banks, cleaners, and restaurants. Vehicle service stations are not included in this definition.

Sec. 13.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

(C) Banks, credit unions, savings and loan institutions not including ~~**drive-in**~~ **drive-through** facilities.

Sec. 13.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(A) ~~**Drive-in**~~ **Drive-through** establishments including banks, dry cleaning pick-up stations and similar personal services, not including ~~drive-in~~ drive-through restaurants and vehicle service stations.

(B) Restaurants or other establishments serving food and/or beverages but not including ~~**drive-ins**~~ **drive-throughs.**

Sec. 14.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(A) Restaurants, not permitting dancing, live entertainment, or the consumption of alcoholic beverages on the premises, and not including ~~**drive-in**~~ **drive-through** facilities.

(E) ~~**Drive-in**~~ **Drive-through** establishments including banks, dry cleaning pick-up stations, and

Sec. 15.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

(I) Restaurants, clubs and other drinking establishments which provide food or drink for consumption on the premises, excluding ~~**drive-in**~~ **drive-through** restaurants.

Sec. 15.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(A) ~~**Drive-in**~~ **Drive-through** establishments including restaurants, banks, dry cleaning pick-up stations and other similar uses.

Sec. 16.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right, PROVIDED, that where applicable, the design standards defined in Chapter XX for these specific uses shall apply.

(D) ~~**Drive-in**~~ **Drive-through** businesses including restaurants, banks, dry cleaning pick-up stations and other similar uses.

Sec. 17.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(G) Restaurants or other eating or drinking establishments which provide food or drink on the premises, not including ~~**drive-in**~~ **drive-through** establishments.

Sec. 20.1 SCOPE.

(L) ~~**Drive-in**~~ **Drive-through** restaurant.

Sec. 20.4 SITE DESIGN STANDARDS.

(L) ~~**Drive-in**~~ **Drive-through** restaurant.

(1) The main and accessory buildings shall be set back a minimum of sixty (60) feet from any adjacent right-of-way line or residential property line.

(W) Marinas.

(8) The marina may contain ancillary commercial activities such as equipment sales, restaurants (which may serve alcoholic beverages but excluding ~~drive in~~ **drive-through**), and similar uses.

Sec. 26.8 TABLE OF OFF-STREET PARKING REQUIREMENTS.

The amount of required off-street parking space by type of use shall be determined in accordance with the following tables.

Restaurants and other establishments (other than ~~drive in~~ **drive-through** restaurants) in which is conducted the sale and consumption on the premises of food, beverages, or refreshments	1	Per each two (2) persons allowed within the maximum occupancy load as established by local, county, state, fire, health, or building codes plus
	or (whichever is greater)	
	1	Per each 70 square feet UFA
Restaurants **(~~drive in~~ drive-through) or similar ~~drive in~~ drive-through** uses for the sale of food, beverages, or refreshments	1	Per each 75 square feet GFA

Banks **(~~drive in~~ drive-through)**	4 stacking spaces	Per each ~~drive in~~ **drive-through** window, plus requirement for bank
Banks (other than ~~drive in~~ **drive-through** banks)and post offices	2	Per each teller or service window

7. Sec. 20.4(L).

(1) The main and accessory buildings shall be set back a minimum **distance equal to the required setback in Chapter 24 and a minimum** of sixty (60) feet from any adjacent ~~right-of-way line or~~ residential property line

8. **Sec. 25.7 ILLUMINATION AND DIGITAL MESSAGE CHANGES ON SIGNS AND BILLBOARDS**.

(E) For changeable copy, digital, LED, or similar signs, the following shall apply:

(7) **For the purpose of reducing glare, no design shall have a white background**.

9. **Sec. 27.5 NON-CONFORMING LOTS OF RECORD IN RESIDENTIAL DISTRICTS**.

(A) In all districts which permit single family residences, only single family residences and buildings accessory thereto may be erected on non-conforming lots of record. The Zoning Administrator shall approve all applications for single family residence purposes on non-conforming lots of record, provided the owner or builder presents his plan and specifications to the Zoning Administrator and provided **that the plan complies with all setback requirements. ~~the following requirements are complied with~~:**

~~**(1) the lot complies with front and rear yard requirements.**~~

~~**(2) no side yard is less than ten (10) feet.**~~
~~**(3) the lot has a width of no less than seventy-five (75) percent of the zoning district requirement.**~~
~~**(4) the lot has a minimum lot area of six thousand (6,000) square feet.**~~

(B) In the event the Zoning Administrator believes that the plan for construction on said lot does not comply with the **setback** requirements as set forth above, he shall submit the plans and specifications to the Board of Appeals for review.

10. **Sec. 27.7 NON-CONFORMING STRUCTURES**.
Where a lawful structure exists at the effective date of adoption of this Ordinance that could not be built under the terms of this Ordinance by reason of restriction on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, it may be continued so long as it remains otherwise lawful, subject to the following provisions.

(C) **Should such structure be removed for any reason whatever (except when the removal or alteration is part of a proposal for construction that reduces the nonconformity), any new structure shall thereafter conform to the regulations for the district in which it is located**.

11. **Sec. 19.6 PLAT REQUIREMENTS**.
~~**In those instances in which Act 288, Public Acts of 1967, as amended, the Subdivision Control Act, is involved, the owner shall, after Site Plan approval, submit the preliminary and final plats to the proper officer in conformance with Act 288, and in accordance with all other applicable codes, acts and ordinances. Such plats shall remain in conformance with the approved Site Plan.**~~

Plats shall comply with all requirements of the Township general ordinances, zoning ordinances and Act 288, Public Acts of 1967, as amended, the Subdivision Control Act.

12. **Commercial and industrial uses**.

Chapter 13 – OS – OFFICE-SERVICE COMMERCIAL.

Sec. 13.2 PERMITTED USES.
Land and/or buildings in this District may be used for the following purposes by right:

(A) Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, and office equipment and supplies sales.
(B) Medical offices including clinics.
(C) Banks, credit unions, savings and loan institutions not including ~~**drive-in**~~ **drive-through** facilities.
(D) Personal service establishments which perform personal services on the premises, including barber and beauty shops, interior decorating shops, photographic studios, laundromats or similar uses. (revised 7/25/95)
(E) Hospitals, provided, ~~the design standards defined in Chapter XX, shall apply~~. **at least one (1) property line abuts a major or minor arterial street; minimum main and accessory building setback shall be one hundred (100) feet; and ambulance and emergency entrance areas shall be visually screened from view of adjacent residential uses by a structure or by a sight-obscuring wall or fence of six (6) feet or more in height. Access to and from the ambulance and delivery area shall be directly from a major or minor arterial street.**
(F) Commercial schools including art, business, music, dance, professional, and trade.
(G) Municipal buildings, **public utility buildings**, **service installations,** exchanges, and public utility offices ~~but not including storage yards, substations, or regulator stations~~. (moved from Sec. 16.3K with SUP)
(H) **Churches (moved from 13.3 with SUP to by right).**

(I) ~~(H)~~ Accessory buildings and uses as defined in Chapter II.

Sec. 13.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

(A) ~~**Drive-in**~~ **drive-through** establishments including banks, dry cleaning pick-up stations and similar personal services, not including ~~**drive-in**~~ **drive-through** restaurants and vehicle service stations.

(B) Restaurants or other establishments serving food and/or beverages but not including ~~**drive-in**~~ **drive-through**.

(C) Mortuaries and funeral homes.

(D) ~~**(D) Any business or use permitted by right or by special land use approval in the OS Commercial district and having or providing more than two electronic games**~~.

(D) Commercial soil removal.

(E) Commercial radio and television and wireless communication towers. (Revised November 1997)

~~**(F) Churches (Revised April 1998)**~~ **(moved to 13.2 by right)**

(F) Day care centers (revised 10-25-06)

Chapter 14 – NS – NEIGHBORHOOD SERVICE COMMERCIAL.

Sec. 14.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

(A) Any permitted use in the OS District.

~~**(B) Retail Food Establishments which supply groceries, fruits, vegetables, meats, dairy products, baked goods, confections, or similar commodities for consumption off the premises. Foodstuffs may be prepared or manufactured on the premises as an accessory activity if the sale of the product is limited to the local retail store. (Includes take-out food-no seating)**~~

~~**(C) Other Retail Businesses such as drug, variety, dry goods, clothing, notions, music, book, hardware, or furniture stores which supply commodities on the premises.**~~

(B) Any Retail or Wholesale Business whose principal activity is the sale of merchandise within an enclosed building. (moved from 15.2 CS by right)

(C) Assembly buildings including dance pavilions, auditoriums, churches, and private clubs. (moved from 15.2)

(D) Public or private business schools or colleges. (moved from 15.2)

(E) Health and physical fitness salons. (moved from 15.2(H)

(F) Restaurants, clubs and other drinking establishments which provide food or drink for consumption on the premises, excluding ~~drive-in~~ drive-through restaurants. (moved from 15.2I and now allow ~~drive-in~~ drive-throughs)

(G) ~~Drive-in~~ drive-through businesses including banks, dry cleaning pick-up stations and other similar uses. (moved from 16.2 and from 15.3 with SUP)

(H) Mortuaries and funeral homes (moved from 15.3D with SUP) provided the minimum lot area shall be one acre with a minimum width of one hundred and fifty (150) feet and the site shall front upon an arterial or collector street.

Sec. 14.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

~~(A)~~ ~~**Restaurants, not permitting dancing, live entertainment, or the consumption of alcoholic beverages on the premises, and not including drive-in facilities**~~. ~~(allowed by right 14.2 NS)~~
~~(B)~~ ~~**Mortuaries and funeral homes**~~. (allowed by right 14.2 NS)
~~(C)~~ (A) Vehicle service stations, ~~**maximum four (4) pump islands**~~.
~~**(D) Public utility and service buildings not requiring a storage yard**~~. **(moved to 13.2 by right-all commercial districts)**
~~(E)~~ ~~**Drive-in establishments including banks, dry cleaning pick-up stations, and other similar uses**~~. **(allowed by right in NS and above)**
~~(F)~~ (B) Day care centers.
~~(G)~~ ~~**Any business or use permitted by right or by special land use approval in the NS Commercial district and having or providing more than two electronic games**~~.
~~(H)~~ (C) Commercial soil removal.
~~(I)~~ (D) Vehicle Wash Establishment (August 6, 1996)
~~(J)~~ (E) Commercial radio and television and wireless communication towers. (Revised November 1997)
~~(K)~~ ~~**Churches**~~ (Revised April 1998) **(allowed by right in 14.2 NS and above)**
~~(L)~~ (F) Adult Foster Care Congregate Facility. (revised 5-24-04)
~~**(M)**~~ **(G) Veterinary hospitals, clinics, and kennels. (plus from 15.3 CS with SUP)**
~~**(N)**~~ **(H)** ~~**Drive-in**~~ **drive-through restaurants.**

Chapter 15 – CS – COMMUNITY SERVICE COMMERCIAL.

Sec. 15.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

~~(A)~~ (A) Any permitted use in the NS District.
~~**(B) Any Retail Business whose principal activity is the sale of merchandise within an enclosed building**~~. **(move to 14.2 NS by right)**
~~(C)~~ (B) Service establishments including printing, publishing, photo reproduction, blue-printing, and related trades or arts.
~~**(D) Assembly buildings including dance pavilions, auditoriums, churches, and private clubs.**~~
~~**(E) Public or private business schools or colleges.**~~ **(moved to 14.2 NS by right)**
~~**(F) Municipal buildings and service installations.**~~ **(allowed 13.2 in OS by right)**
~~**(G) Public utility buildings and service installations.**~~ **(allowed 13.2 in OS by right)**
~~**(H) Health and physical fitness salons.**~~ **(move to 14.2 NS by right)**
~~**(I) Restaurants, clubs and other drinking establishments which provide food or drink for consumption on the premises, excluding drive-in restaurants.**~~ **(moved to 14.2 NS by right and allow** ~~**drive-in**~~ **drive-throughs)**
~~**(J)**~~ **(C) Vehicle service stations and wash establishments. (moved from 16.2)**
~~**(K)**~~ **(D) Commercial recreation facilities such as indoor theaters, bowling alleys, indoor skating rinks, billiard parlors or similar uses. (moved from HS 16.3 with SUP to by right)**
~~**(L)**~~ **(E) Building supply and equipment establishments. (moved from 16.3 with SUP to by right)**
~~**(M)**~~ **(F) Commercial Enterprises producing merchandise on the premises to be sold at retail and/or wholesale with no outdoor activities or storage. (moved from 16.3 CS with SUP with no outdoor storage.)**
~~**(N)**~~ **(G) Warehouses selling wholesale or retail on the premises, PROVIDED, there is no outside storage or stockpiling and the property does not lie within one hundred (100) feet of any Residential District. (moved from 15.3 CS with SUP now by right in CS and HS)**
~~**(O)**~~ **(H)** ~~**Drive-in**~~ **drive-through restaurant.**

Sec. 15.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

~~(A)~~ ~~**Drive-in establishments including restaurants, banks, dry cleaning pick-up stations and other similar uses**~~. (**moved to 14.2 NS by right**)

~~(B)~~ (A) Open air businesses.

~~(C)~~ ~~**Vehicle service stations and wash establishments**~~**. (moved to 15.2 by right)**

~~(D)~~ ~~**Mortuaries and funeral homes**~~. **(moved to 14.2 NS by right with standards)**

~~**(E)**~~ ~~**Commercial recreation facilities such as indoor theaters, bowling alleys, indoor skating rinks, billiard parlors or similar uses**~~**. (moved to 15.2 CS by right)**

~~**(F)**~~ **(B) Veterinary/animal hospitals, clinics, and kennels. (added to 14.3 NS with SUP)**

~~**(G)**~~ ~~**Commercial enterprises producing merchandise on the premises to be sold at retail and/or wholesale**~~. **(moved to 15.2 CS and HS by right and to 17.2 Industrial by right)**

~~(H)~~ (C) Amusement Parks.

~~(I)~~ ~~**Warehouses selling retail on the premises, PROVIDED, there is no outside storage or stockpiling and the property does not lie within one hundred (100) feet of any Residential District**~~. **(moved to 15.2 CS and HS by right**)

~~(J)~~ ~~Any business or use permitted by right or by special land use approval in the CS Commercial district and having or providing more than two electronic games~~.

~~(K)~~ (D) Commercial soil removal.

~~(L)~~ (E) Day Care Centers.

~~(M)~~ (F) Commercial radio and television and wireless communication towers. (Revised November 1997)

~~(N)~~ (G) Vehicle repair establishments when all activities are conducted within a wholly enclosed building ~~**and provided that such activities do not include collision services, such as body frame or fender straightening and repair; overall painting and vehicle rust-proofing; refinishing or steam cleaning**~~. (revised 12-8-98)

~~(O)~~ (H) Adult Foster Care Congregate Facility. (revised 5-24-04)

~~**(P)**~~ **(I) Greenhouses and plant nurseries selling retail. (added from 16.3 with SUP)**

~~**(Q)**~~ **(J) Par 3 golf course, miniature golf, driving ranges and similar outdoor recreation uses.** (added from 16.3 CS with SUP)

Chapter 16 – HS – HIGHWAY SERVICE COMMERCIAL.

Sec. 16.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right, PROVIDED, that where applicable, the design standards defined in Chapter XX for these specific uses shall apply.

(A) Any permitted use in the CS District.

~~(B)~~ ~~Vehicle service stations and wash establishments.~~ (moved to 15.2 CS by right)

(C) (B) Hotels and motels.

~~(D)~~ ~~Drive-in businesses including restaurants, banks, dry cleaning pick-up stations and other similar uses.~~ (moved to 14.2)

~~(E)~~ (C) Veterinary/**animal** hospitals, clinics, and kennels

Sec. 16.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

~~(A)~~ ~~**Commercial recreation facilities such as indoor theaters, bowling alleys, indoor skating rinks, billiard parlors or similar uses**~~. **(moved to 15.2 CS by right)**

~~(B)~~ (A) Vehicle repair establishments when all activities are conducted within a wholly enclosed building.

~~(C)~~ Drive-in theaters.

~~**(D) Building supply and equipment establishments.**~~ **(moved to 15.2 CS by right)**

~~(E) Veterinary/**animal** hospitals, clinics, and kennels~~.

~~(F)~~ (B) Greenhouses and plant nurseries selling retail. (added to 15.3 CS with SUP)

~~**(G)**~~ **(C) Par 3 golf course, miniature golf, driving ranges and similar outdoor recreation uses. (added to 15.3 CS with SUP)**

~~(H)~~ (D) Open air businesses.

~~(I) **Hospitals.**~~ (added by right in OS with standards, therefore allowed in all commercial and residential districts with SUP)

~~(J)~~ (E) Amusement parks. (added to 15.3 CS with SUP)

~~**(K) Municipal buildings and service installations.**~~ **(allowed by right in 13.2)**

~~(L) Any business or use permitted by right or by special land use approval in the HS Commercial district and having or providing more than two electronic games.~~

~~(M)~~ (F) Commercial soil removal.

~~(N)~~ (G) Mini-storage garages.

~~(O)~~ (H) Sexually oriented businesses (revised 6-23-03).

~~(P) **Commercial Enterprises producing merchandise on the premises to be sold at retail and/or wholesale**~~. (moved to 15.2 CS by right with no outdoor storage.)

~~(Q)~~ (I) Commercial radio and television and wireless communication towers. (Revised November 1997)

~~(R)~~ (J) Daycare center. (revised 2-22-10)

Chapter 17 – I - INDUSTRIAL.

Sec. 17.2 PERMITTED USES.

Land and/or buildings in this District may be used for the following purposes by right:

(A) Compounding, processing, packaging, treating and assembling from previously prepared materials in the production of:

(1) Food products including meat, dairy, fruit, vegetable, seafood, grain, bakery, confectionery, beverage and kindred foods.

(2) Textile mill products including woven fabric, knit goods, dyeing, and finishing, floor coverings, yarn and thread and other textile goods.

(3) Apparel and other finished products made from fabrics, leather goods, fur, canvas, and similar materials.

(4) Lumber and wood products including millwork, prefabricated structural wood products and containers, not including logging camps or outdoor storage.

(5) Furniture and fixtures.

(6) Paperboard containers, building paper, building board, and bookbinding.

(7) Printing and publishing.

(8) Chemical products such as plastics, perfumes, synthetic fibers.

(9) Engineering, measuring, optic, medical, lenses, photographics, and similar instruments.

(10) Jewelry, silverware, toys, athletic, office and tobacco goods, musical instruments, signs and displays, lampshades, and similar products.

(B) Wholesale establishments including automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products, and furnishings, and lumber and building products, not including outdoor storage.
(C) Warehouses, cartage businesses.
(D) Laboratories including experimental, film and testing.
(E) Trade or industrial schools and veterinary**/animal** hospitals or clinics **or kennels**.
(F) Motor freight terminals and distribution centers including garaging and maintenance of equipment. Freight forwarding, packing, and crating services.
(G) Central dry-cleaning plant.
(H) Municipal buildings, public service buildings.
(I) Electricity regulating substation, and pressure control station for gas, water and sewage.
(J) Office buildings for any of the following: executive, administrative, professional, accounting, clerical or stenographic, and drafting.
(K) Accessory buildings and uses customarily incidental of the above permitted uses as defined in Chapter II.
(L) Private non-commercial recreation. (moved from 17.3)
(M) Vehicle repair establishments. (moved from 17.3)
(N) Restaurants or other eating or drinking establishments which provide food or drink on the premises, ~~not~~ including ~~drive-in~~ drive-through establishments. (moved from 17.3 and deleted "not" to allow ~~drive-in~~ drive-throughs.)
(O) **Contractor's yards, building materials storage.** (**moved from 17.3**)
(P) Tool and die, metal working ~~(but no metal stamping)~~ and stone, clay, glass, concrete, brick, pottery, abrasives, tile and related products. (moved from 17.3)
(Q) Retail sales fronting on a major street with no outdoor sales or display. (moved from Sec. 17.3)
(R) Contractor/showroom (where, in general, the contractor installs the product)(revised 6-8-09) (moved from Sec. 17.3)
(S) Health and physical fitness salons, indoor sports, gymnastics and dance studios. (revised 5/23/11) (moved from 17.3)
(T) Mini-storage garages. (revised 8/22/2011) (moved from 17.3)
(U) Commercial enterprises producing merchandise on the premises to be sold at retail and/or wholesale. (moved from 15.3 CS with SUP to CS and HS by right)

Sec. 17.3 USES REQUIRING SPECIAL LAND USE APPROVAL.
The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.
(A) Waste treatment facilities.
(B) Water supply and treatment facilities.
(C) Waste disposal facilities, including incinerators and sanitary landfills.
~~(D) Private non-commercial recreation.~~ (Moved to Sec. 17.2)
(E) (D) Airports and Landing fields.
(F) ~~Vehicle repair establishments~~. (Moved to Sec. 17.2)
(G) **~~Restaurants or other eating or drinking establishments which provide food or drink on the premises, not including drive-in establishments~~. (Moved to Sec. 17.2)**
~~(H) Contractor's yards, building materials storage.~~ (Moved to Sec. 17.2)
(I) (E) Commercial soil removal.
~~(J) Tool and die, metal working (but no metal stamping) and stone, clay, glass, concrete, brick, pottery, abrasives, tile and related products.~~ (Moved to Sec. 17.2)
(K) **~~Outdoor storage in connection with any permitted use~~**. (deleted because already allowed in the I district in rear yard as per standards in Chapter 24 footnote (r))

(L) (F) Heating and electric power generating plants.
(M) (G) Junk yards and salvage yards.
(N) ~~**Retail sales** (revised 7/25/95) (revised 1/14/08~~) ~~(~~**Moved to Sec. 17.2 with standards) (delete 20.1 and 20.4(AF).**
(O) (H) Commercial radio and television and wireless communication towers. (Revised Nov 1997).
~~(P) **Contractor/showroom (where, in general, the contractor installs the product)**(revised 6-8-09)~~ (moved to Sec. 17.2)
~~**(Q) Health and physical fitness salons, indoor sports, gymnastics and dance studios. (revised 5/23/11)**~~ (moved to Sec. 17.2)
~~**(R) Mini-storage garages. (revised 8/22/2011)**~~ (moved to Sec. 17.2)

Chapter 20 – SPECIAL LAND USES.

Sec. 20.1 SCOPE.

(C) **Veterinary**/Animal hospitals.

(G) ~~Commercial enterprises producing merchandise~~.

~~(E) Commercial recreation uses (indoor).~~

(AF) ~~Retail sales as an accessory use to a Permitted or Special Approval Use~~

(AJ) ~~Health and physical fitness salons, indoor sports, gymnastics and dance studios~~

Sec. 20.4 SITE DESIGN STANDARDS.

~~(G) **Commercial enterprises producing merchandise**: (revised 2/10/14)~~
~~(1) (Deleted 2/10/14)~~
~~(2) (Deleted 2/10/14)~~
~~(3) The production operation shall not be detrimental to any adjoining properties by reason of odor, noise, smoke, or vibration.~~
~~(4) All loading areas shall be located in the rear yard.~~
~~(5) All activities shall be conducted within an enclosed building. Outdoor storage shall not be permitted.~~

~~(I) **Commercial recreation uses** (indoor).~~
~~(1) Public access to the site shall be located at least one hundred (100) feet from any intersection, measured from the nearest right-of-way line to the nearest edge of said access).~~
~~(2) The main and accessory buildings shall be located a minimum of one hundred (100) feet from any residential use.~~
~~(3) All uses shall be conducted completely within a fully enclosed building.~~

~~(AF) **Retail sales.** (whole section revised 1/14/08)~~

~~(1) The retail sales area shall front on a major street. Such streets shall be limited to Chicago Dr., Pt. Sheldon St., 18th Ave., and 44th St.~~

~~(2) Parking shall be provided as specified in Chapter 26. (Revised July 1995)~~

~~(3) All retail sales shall be conducted completely within the main building. No freestanding sales structure and no outdoor sales shall be permitted.~~

~~(4) No outdoor display of merchandise shall be permitted. (revised 7/25/95)~~

~~(AJ) **Health and physical fitness salons, indoor sports, gymnastics and dance studios**. (revised 5/23/2011) (revised 5/12/2014)~~

~~(1) Public access to the site shall be located at least one hundred (100) feet from any intersection, measured from the nearest right-of-way line to the nearest edge of said access).~~

~~(2) The lot shall be located so that at least one (1) side abuts an arterial street.~~

~~(3) All parking, drive aisles and pickup and drop-off areas shall be paved.~~

~~(4) Sufficient space shall be provided to accommodate all vehicles queuing on the property, so no vehicles are required to wait on an adjoining street or alley to enter the site.~~

~~(5) Parking shall be provided as specified in Chapter 26 for dance halls and assembly halls without fixed seats.~~

~~(6) Hours of operation shall be established by the Planning Commission in order to minimize negative impacts on surrounding properties. Hours of operation shall not include 7:00 a.m. to 5:00 p.m. Monday to Friday excluding holidays.~~

~~(7) All activities shall be conducted within an enclosed building unless otherwise specifically approved by the Planning Commission.~~

~~(8) The main and accessory buildings shall be located a minimum of one hundred (100) feet from any residential use.~~

~~(9) Where the site abuts residentially zoned property, a 25 foot greenbelt shall be provided along such property line, in accordance with Section 3.11.~~

~~(10) (Deleted 5/12/2014)~~

~~(11) All exterior lighting, including signs, shall be erected and hooded so as to shield the glare of such lights from view by adjacent property.~~

Chapter 24 – DISTRICT REGULATIONS.

DISTRICT (w)	Minimum Lot Size Per Unit (a)		Maxi-mum Lot Coverage (percent)	Minimum Yard Setbacks (b)(o)(v)				Maximum Building Height (p)	
	Area (Square Feet)	Width (Feet)		Front (s) (t)	Side		Rear	~~Stories~~	Feet
					Least One	Total			
AG Agriculture	40,000	200	20	40 (l)	20	40	75	~~2½~~	35
RR Residential	30,000 (c)	200(c)	20	40 (l)	20	40	50	~~2½~~	35
LDR Residential	11,475 (d)	85(n)(d)	30	40 (l)	10	20	40	~~2½~~	35
LMR Residential	7,700 (e)	70(n)	30	30 (l)	5	15	30	~~2½~~	35
MDR Residential	10,000 (d)(f)	80(n)	30	35 (l)	10	20	35	~~2½~~	35
MHR Residential (i)(j)	10,000 (e-g)	80(n)	35	35 (l)	10	20	35	~~2½~~	35
HDR Residential (i)(j)	(e-h),(u)	---	40	30 (l)	15	30	30	~~2½~~	35
MHP Residential (i)	----	---	35	---	---	---	---	~~1~~	20
OS Commercial	11,050	85	---	30 (l)	(m)		50	~~2~~	25
NS Commercial	11,050	85	---	30 (l)	(m)		50	~~2½~~	35
CS Commercial	11,050	85	---	30 (l)	(m)		40	~~2½~~	35
HS Commercial	15,000	100	35	30 (k)	10 (m)	25	40	~~2½~~	35
I Industrial	40,000	150	40	45 (r)	20 (m)	40	40	~~3~~	45

* Footnotes are integral part of these District Regulations and should be read in conjunction with the above schedule.

(a) Each dwelling structure shall have a minimum floor area per dwelling unit in accord with the following schedule

Structure		**Area Per Unit**
(1) Single Family Detached AG, RR, LDR, MDR, MHR, HDR		Each dwelling unit shall have a minimum finished living area of one thousand (1,000) square feet entirely above finished lot grade. ~~Homes with more than one story completely above finished lot grade, including tri-levels shall have a minimum of six hundred and fifty (650) square feet on the main floor, PROVIDED, no less than three hundred and fifty (350) square feet of finished living area shall be provided on each floor above. (revised 9-23-02)~~
(2) Single Family Detached LMR		Each dwelling unit shall have a minimum finished living area of eight hundred fifty (850) square feet entirely above finished lot grade. ~~Homes with more than one story completely above finished lot grade, including tri-levels shall have a minimum of six hundred and fifty (650) square feet on the main floor PROVIDED no less than two hundred (200) square feet of finished living area shall be provided on each floor above. (revised 9-23-02)~~
(3) Attached Single Family Including Two Family and Townhouses		Each dwelling unit shall have a minimum finished living area of nine hundred (900) square feet of floor area entirely above finished lot grade ~~with a minimum of five hundred (500) square feet on the ground floor for units of more than one (1) story~~ or each dwelling unit shall have a minimum finished living area of eight hundred (800) square feet of floor area entirely above finished lot grade if each dwelling unit has an attached enclosed accessory building (garage) of at least four hundred (400) square feet (GFA) on the main level. (revised 6/27/2013)
(4) Multiple Family Dwellings	Efficiency	350 square feet
	1 Bedroom	600 square feet
	2 Bedroom	800 square feet
	3 Bedroom	1,000 square feet; plus an additional eighty (80) square feet for each bedroom in excess of three bedrooms

Chapter 4 - MAPPED DISTRICTS

Sec. 4.2 THE ZONING MAP.

The locations and boundaries of these descriptions are hereby established on a map entitled "Georgetown Charter Township Zoning Map" which is hereby adopted and declared to be a part of this Ordinance.

(A) Regardless of the existence of copies of the zoning map which may be made or published, the official Zoning Map shall be located in the office of the Zoning Administrator and shall be the final authority as to the current zoning status in the Township. No amendment to this Ordinance which involves matter portrayed on the official Zoning Map shall become effective until such change and entry has been made on said map.

(B) The Official Zoning Map shall be identified by the signature of the Zoning Administrator, attested to by the Township Clerk.

(C) A record is to be kept by the Zoning Administrator of all changes made or required to be made to the Official Zoning Map. The Official Zoning Map is to be kept up to date, accessible to the general public, and shall be the final authority as to the current Zoning District status of all land and buildings in Georgetown Township which are subject to the provisions of this Ordinance.

(D) **The following standards will be considered by the Planning Commission and Township Board in the review of a rezoning request:**

(1) Consistency – is the proposed zoning district and all of its allowed uses consistent with the Master Plan.

(2) Compatibility – is the proposed zoning district and all of its allowed uses compatible with the surrounding area.

(3) Capability – is the property capable, including utilities and infrastructure, of being used for all the uses that would be allowed,

Article II. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

Article III. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance/ordinance amendment shall be found to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance/ordinance amendment, and the balance of this Ordinance/ordinance amendment shall remain unchanged and in full force and effect.

Article IV. Effective Date. This Ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after the date this Ordinance/ordinance amendment or a summary thereof appears in the newspaper as provided by law.

The vote in favor of this ordinance/ordinance amendment was as follows:
YEAS:
NAYS:
ABSENT/ABSTAIN:

ORDINANCE/ORDINANCE AMENDMENT DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance/ordinance amendment adopted by the Township Board for Georgetown Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,
By _____
Richard VanderKlok
Georgetown Charter Township Clerk