

# FLYNN TOWNSHIP

SANILAC COUNTY, MICHIGAN

ZONING

ORDINANCE

EFFECTIVE: February 24, 2016

**TOWNSHIP OF FLYNN  
ZONING ORDINANCE  
ORDINANCE NO. 101**

TABLE OF CONTENTS

Article I	Short Title .....	1
Article II	Definitions .....	1
Article III	Scope .....	4
Article IV	Administration .....	4
Section 4.01	Zoning Administrator .....	4
Section 4.02	Land Use Permits .....	4
Section 4.03	Permit Coordination .....	4
Article V	Zoning Districts .....	5
Section 5.01	Districts .....	5
Section 5.02	District Boundaries and Map.....	5
Section 5.03	Principal Uses Permitted .....	5
Section 5.04	Special Exception Uses.....	5
Section 5.05	Prohibited Uses.....	5
Article VI	AR Agricultural Residential District.....	5
Section 6.01	Principal Uses Permitted.....	5
Section 6.02	Special Exception Uses.....	5
Article VII	R Residential District.....	8
Section 7.01	Principal Uses Permitted .....	8
Section 7.02	Special Exception Uses .....	8
Article VIII	C Commercial District .....	9
Section 8.01	Principal Uses Permitted .....	9
Section 8.02	Special Exception Uses.....	9
Article IX	I Industrial District .....	10
Section 9.01	Principal Uses Permitted .....	10
Section 9.02	Special Exception Uses.....	10
Article X	General Provisions .....	11
Section 10.01	Conflicting Regulations.....	11
Section 10.02	Road Frontage .....	11
Section 10.03	Moving of Buildings or Structures.....	11
Section 10.04	Public Services .....	11
Section 10.05	Occupancy of Non-Completed Dwellings.....	11
Section 10.06	Single Family Dwelling Requirements .....	11
Section 10.07	Open Storage of Junk .....	12
Section 10.08	Signs .....	12
Section 10.09	Swimming Pools .....	13
Section 10.10	Greenbelt .....	13
Section 10.11	Temporary Mobile Homes .....	13
Section 10.12	Recreational Vehicle Occupancy .....	14
Section 10.13	Inoperable Motor Vehicles .....	14
Section 10.14	Soil Erosion.....	14
Section 10.15	Storm Water Drainage .....	14
Article XI	Non-Conforming Lots, Uses and Structures .....	14
Section 11.01	Continued Use Permitted .....	14

Section 11.02	Non-Conforming Lots of Record .....	14
Section 11.03	Non-Conforming Structures .....	14
Section 11.04	Non-Conforming Uses of Land or Structures.....	14
Article XII	Off -Street Parking and Loading Requirements .....	15
Section 12.01	Parking Requirements.....	15
Section 12.02	Table of Off-Street Parking Requirements.....	15
Section 12.03	Parking Requirements for Off-Street Loading.....	17
Section 12.04	General Requirements.....	17
Article XIII	Area, Setback, and Height.....	17
Section 13.01	Applicability.....	17
Section 13.02	Table.....	17
Article XIV	Site Plan Review.....	18
Section 14.01	Scope.....	18
Section 14.02	Procedure.....	18
Section 14.03	Content.....	18
Section 14.04	Standards.....	19
Section 14.05	Bond.....	19
Section 14.06	Time for Completion.....	19
Article XV	Special Exceptions.....	19
Section 15.01	Special Exception Standards.....	19
Section 15.02	Special Exception Procedure.....	20
Article XVI	Zoning Board of Appeals.....	21
Section 16.01	Appeals.....	21
Section 16.02	Powers.....	21
Section 16.03	Decisions.....	21
Article XVII	Amendments.....	21
Article XVIII	Repeal of Prior Ordinances.....	22
Article XIX	Violations.....	22
Section 19.01	Penalty.....	22
Section 19.02	Nuisance Per Se.....	22
Section 19.03	Civil Infraction.....	22
Article XX	Severability.....	22
Article XXI	Planning Commission .....	23
Article XXII	Enactment.....	23
Section 22.01	Ordinance Enacted.....	23
Section 22.02	Effective Date.....	23
Section 22.03	Certification.....	23
Zoning Map.....		24

**TOWNSHIP OF FLYNN  
SANILAC COUNTY, MICHIGAN**

**ORDINANCE NO. 101**

Adopted:  
Effective:

An ordinance enacted contained in Michigan Public Act 184 of 1943, as amended, known as the "Township pursuant to the authority Rural Zoning Act" for the establishment of zoning districts in the unincorporated portions of Flynn Township, within which districts the use of land for agriculture, forestry, recreation, residence, industry, trade, migratory labor camps, soil conservation, water supply conservation, protection of natural features, ground and surface waters from pollution, and additional uses of land may be encouraged, regulated or prohibited; for the adoption for such districts of provisions designating or limiting the location, height, number of stories, and size of dwellings, buildings and structures for the regulation of the area of yards, courts, and other open spaces and the sanitary, safety and protective measures that shall be required for such dwelling, buildings and structures for the designation of the maximum number of families which may be housed in buildings, dwellings and structures; to establish a zoning board of appeals, to grant authority to said board in addition to that expressly provided in Public Act 184; to provide standards to guide actions and decisions of said board; to provide for the enforcement of the provisions of said ordinance and penalties and other relief for the violation of said ordinance; and to provide for the amendment thereof and the repeal of all ordinances or parts of ordinances in conflict therewith.

THE TOWNSHIP OF FLYNN ORDAINS:

**ARTICLE I**

Short Title

Section 1.01. This ordinance shall be known and cited as the Flynn Township Zoning Ordinance.

**ARTICLE II**

Definitions

Section 2.01. For the purpose of this Ordinance, certain terms are herewith defined. Terms not herein defined shall have the meanings customarily assigned to them.

ACCESSORY BUILDING. A building related to and secondary to the main use of the premises.

ACCESSORY USE. A use naturally and normally incidental and subordinate to the main use of the premises.

ALTERATIONS. Any change, addition or modification in construction of the structural members of a building, such as walls, partitions, columns, beams, or girders.

BOARD OF APPEALS. The duly appointed Board of Zoning Appeals for the Township of Flynn.

BUILDABLE AREA. The area of a lot remaining after compliance with the minimum set back requirements of this ordinance.

BUILDING. A structure, either temporary or permanent, having a roof supported by columns or walls for the shelter, support or enclosure of persons, animals, or personal property.

DWELLING, DUPLEX. A building used or designed as a residence for two (2) families.

DWELLING, MULTIPLE. A building used or designed as a residence for three (3) or more families.

DWELLING, SINGLE FAMILY. A building used or designed exclusively as a residence for one (1) family.

DWELLING UNIT. Any house, building, mobile home, or portion thereof which is designed for or occupied as a residence or sleeping quarters for a person, persons, or family as a single unit.

ERECTED. The word "erected" includes built, constructed, reconstructed, moved upon, or any physical operations on the premises required to construct a building excavations, fill, or drainage relating to the construction or replacement of a structure shall be considered a part of erecting.

EXCAVATING. The removal of sand, stone, gravel or dirt from its natural location.

FARM. All of the associated land on which bona fide farming is carried on, including livestock and poultry raising, dairying, crop production, forestry, tree and shrub nurseries, greenhouses, sod farms, and similar enterprises involving agricultural production.

FARM BUILDING. Any building or structure, other than a dwelling, which is customarily used on farms for the pursuit of their agricultural activities.

FILLING. The depositing or dumping of any matter onto or into the ground.

FLOOR AREA. The sum of the gross horizontal areas of the floors of a building, including the basement floor area when more than one-half (1/2) of the basement height is above the finished grade at the wall, measured from the exterior surface of the exterior walls.

JUNK. Any motor vehicle, machinery, appliance, product, merchandise, scrap metal or other scrap materials that are deteriorated, or that are in such a condition that they cannot be used for the purpose for which they were originally intended.

JUNK YARD. Any property used for the storage, keeping, dismantling, or abandonment of junk outside of a completely enclosed building.

KENNEL. Any lot or premises on which four (4) or more dogs, six (6) months old or older, are kept either permanently or temporarily.

LIVESTOCK. POULTRY. Horses, cattle, sheep, goats, mules, donkeys, hogs, and other hoofed animals.

LOT OF RECORD. Any parcel of land which is separately described in a deed, land contract, or similar legal document evidencing a conveyance of ownership and recorded with the Sanilac County Register of Deeds.

MOBILE HOME. A dwelling unit designed for long term occupancy and designed to be transported after fabrication on its own wheels as one or more units. This includes units commonly referred to as house trailers, trailer coaches and double wide mobile homes and all units which could be licensed under the provisions of Act

300 of the Public Acts of 1949, as amended. This term shall not include motor homes, campers, recreational vehicles (whether licensed or not as motor vehicles) or other transportable structures designed for temporary use and which are not designed primarily for permanent residence and permanent connection to electrical, sewage and potable water systems.

PARKING SPACE. An area of not less than nine and one-half (9-1/2) feet wide by twenty (20) feet long, being exclusive of necessary drives, aisles, entrances, or exits, designed for the parking of a motor vehicle, and being fully accessible for the storage or parking of permitted vehicles.

QUARRYING. The removal of sand, clay, gravel, soil or similar materials from its natural location for sale or use on a parcel of land other than the parcel on which the material was originally located.

SETBACK. The distance between the closest portion of a building and a road centerline or a property line.

SIGN. Any device designed to inform, advertise or attract attention.

SIGN AREA. The total of the surface of one side of a sign, computed in square feet. The total shall be determined by multiplying the total height of the sign surface area by the total width of the sign surface area.

SIGN, PERMANENT. Any sign designed or intended to be placed on a parcel of land for more than six (6) months.

SIGN, TEMPORARY. Any sign designed or intended to be placed on a parcel of land for less than six (6) months or any sign which is not permanently attached to real estate in accordance with the requirements of the applicable building code.

SIGNIFICANT NATURAL FEATURE. A natural area as designated by the Planning Commission or the Michigan Department of Environmental Quality which exhibits unique topographic, ecological, hydrological, or historical characteristics such as a wetland, flood plain, high risk erosion area, environmental area, water features, or other unique natural features.

STRUCTURE. Anything constructed, erected, or placed on a parcel of land which is permanently located on the ground or attached to something having a permanent location. This shall include tents, awnings, mobile homes, pre-manufactured homes or buildings, modular homes or buildings, truck or bus bodies, trailers and similar structures. Any structure located on the same premises for more than six (6) months shall be deemed to be permanently located within the meaning of this definition.

SWIMMING POOL. The term "swimming pool" shall mean any structure or container intended for swimming, located either above or below grade designed to hold water to a depth of greater than twenty-four (24) inches. Ponds shall not be deemed to be swimming pools.

TOWNSHIP BOARD. The duly elected or appointed Township Board of the Township of Flynn.

TRAVEL TRAILERS. Vehicular type portable structures, primarily designed as temporary living accommodations for recreational camping or travel use, including recreational vehicles, camping trailers, truck campers and motor homes. These vehicles can either be towed, hauled or affixed to another vehicle and driven from one site to another without requiring a Special Transportation Permit.

TRAVEL TRAILER PARK. Any parcel of land designed, improved, or used for the placement of three (3) or more travel trailers or tents for overnight accommodations.

USE. The purpose for which a parcel of land or a building is designed, arranged, or intended or the purpose for which it is occupied, maintained, or leased.

YARD. An open space between a building or group of buildings and the nearest lot line and is unoccupied and unobstructed from the ground upward.

PLANNING COMMISSION. The duly appointed Zoning Board of Flynn Township, as authorized by statute.

### **ARTICLE III**

#### Scope

No building or structure, or part thereof, shall be erected, constructed, placed, moved or altered and no property building or structure shall be used except in conformity with this ordinance.

### **ARTICLE IV**

#### Administration

Section 4.01. ZONING ADMINISTRATOR. The provisions of this ordinance shall be administered by a Zoning Administrator appointed by the Township Board. The Zoning Administrator shall serve under such terms and at such rate of compensation as the Township Board may determine.

Section 4.02. LAND USE PERMITS. A Land Use Permit must be acquired from the Zoning Administrator before any building or structure is erected, constructed, placed, moved or altered or the use of any land, structure, or building changed in the Township.

- A. APPLICATION. An application for a Land Use Permit shall be submitted to the Zoning Administrator on a form provided by the Township. It shall include a site plan required by Article XIV of this ordinance and any other permits required by ordinance.
- B. ISSUANCE. A Land Use Permit shall be issued by the Zoning Administrator whenever the proposed use complies with the provisions of this ordinance and any necessary Planning Commission, Board of Appeals, or Township Board approvals have been obtained.
- C. PRIVATE COVENANTS. The Zoning Administrator shall not refuse to issue a Land Use Permit due to violations of private covenants, agreements, or deed restrictions.
- D. INVALID PERMITS. Any Land Use Permit issued in error or pursuant to an application containing any false information shall be null and void.
- E. FEES. Fees for Land Use Permits or inspections shall be established by the Township Board.

Section 4.03. PERMIT COORDINATION. All land uses and construction activities shall conform with the provisions of this Ordinance and all applicable local, county, state and federal regulations including, but not limited to those listed below. Prior to the issuance of a Building Permit, Land Use Permit, Special Exception Use Permit, or other permit required under this Ordinance, there shall be submitted to the Zoning Administrator the following approved permits in all cases where such permits are required, or applicable:

- A. Driveway permit including approved culverts, where necessary, as approved by the County Road Commission or the Michigan Department of Transportation, as applicable.
- B. Septic system permit approved by the Sanilac County Health Department.

- C. Soil erosion and sedimentation control permit from the Sanilac County Department of Construction and Land Use.
- D. Wetland permit from the Michigan Department of Environmental Quality.
- F. Other permits from local, county, state or federal authorities as pertinent such as transport, storage, use, and/or disposal of hazardous substances, waste or other materials.
- G. Floodplain permit from the County Building Inspector.

**ARTICLE V**

Zoning Districts

Section 5.01. DISTRICTS. The Township is hereby divided into the following zoning districts:

- AR     Agricultural Residential.
- R       Residential
- C       Commercial
- I       Industrial.

Section 5.02. DISTRICT BOUNDARIES AND MAP. The boundaries of the zoning districts are drawn upon the map attached to this ordinance and made a part hereof. The map shall be designated as the Flynn Township Zoning Map.

Section 5.03. PRINCIPAL USES PERMITTED. All uses of land or structures listed as principal uses permitted are permitted throughout the district under which they are listed.

Section 5.04. SPECIAL EXCEPTION USES. All uses of land or structures listed as "special exception uses" are permitted within the district under which they are listed, provided that Zoning Board approval has been granted pursuant to the provisions of Article XV.

Section 5.05. PROHIBITED USES. All uses of land or structures not listed as a principal use or a special exception use are prohibited within a zoning district.

**ARTICLE VI**

(AR) Agricultural Residential District

Section 6.01. PRINCIPAL USES PERMITTED.

- A. Farms, farm buildings, and farm uses.
- B. Single family dwellings excluding tents, recreation vehicles and motor homes.
- C. Publicly-owned parks and conservation areas.
- D. Township government buildings and structures.
- E. Buildings, structures and uses which are accessory to any of the above permitted uses.

Section 6.02. SPECIAL EXCEPTION USES.



- A. Private parks, recreation areas, campgrounds, and golf courses subject to the following requirements:
1. Minimum size of ten (10) acres.
  2. All development features shall be located so as to minimize the possibility of any adverse effect upon adjacent property. This shall include a minimum setback of two hundred (200) feet from property lines and roads.
  3. All activities shall be adequately screened from abutting property as required by the Planning Commission.
  4. Related accessory commercial uses may be permitted when clearly incidental to the main recreational character of the property.
- B. Dog kennels and raising of fur bearing animals subject to the following requirements.
1. All animals shall be adequately housed, fenced and maintained so as not to create a nuisance.
  2. All pens and runways shall be screened from view from any residences or roads by the building or greenbelt plantings. Kennels shall also have restrictive fencing at least six (6) feet in height.
  3. All structures shall be setback a minimum of 50 feet from each property line and 150 feet from the road.
- C. Quarrying of soil, sand, clay, gravel, or similar materials subject to the following requirements.
1. Each application shall contain the following:
    - a) Names and addresses of property owners and proposed operators of the premises.
    - b) Legal description of the premises.
    - c) Detailed statement as to method of operation, type of machinery or equipment to be used and estimated period of time that the operation will continued.
    - d) Detailed statement as to the type of deposit proposed for extraction.
    - e) Reclamation plan and detailed statement as to the proposed use of the land after quarrying or fill operation are complete.
  2. Operational Requirements.
    - a) In operations involving deep excavations, the operator shall provide such safeguards to protect the public safety. These safeguards may include fencing, locked gates, and warning signs.
    - b) The Zoning Board may require that any gravel or dirt roads used for ingress and egress to the excavation site be kept dust free by hard topping or chemical treatment.
    - c) The completed slopes of the banks of any excavation shall not be steeper than a minimum three (3) to one (1) slope (three feet horizontal to one foot vertical).

- d) No cut or excavation shall be made closer than two hundred (200) feet from the centerline of the nearest road right-of-way or nearer than fifty (50) feet to the nearest property line. The Planning Commission may require greater setbacks in order to give sub lateral support to surrounding property if warranted by soil or geologic conditions.

3. Surety Bond.

- a) The Planning Commission shall require the permittee to furnish a bond in an amount determined by the Planning Commission to be reasonably necessary to insure strict compliance with the requirements of the Special Exception Use permit.
- b) In fixing the amount of such surety bond the Planning Commission shall take into account the size and scope of the proposed quarry, probable cost of rehabilitating the premises upon default of the operator, estimated expenses to compel the operator to comply by Court decree, and such other factors and conditions as might be relevant.

D. Home Occupations.

- 1. The home occupation must be conducted entirely within a building.
- 2. The home occupation shall involve no employees who reside off the premises.
- 3. The home occupation shall be secondary to the use of the premises as a residence.
- 4. No noise, odor, fire hazard, or traffic congestion shall be created beyond that which is normal in a residential area.

E. Duplex Dwellings must contain the area requirements of Section 7.02.A.1.F. Schools.

G. Churches.

H. Cemeteries.

I. Governmental buildings, structures and facilities.

J. Sawmill operation subject to the following requirements.

- 1. Each application shall contain the following:
  - a) Names and addresses of property owners and proposed operators of the premises.
  - b) Detailed statement of type of machinery or equipment to be used, estimated hours of operation and method of operation with emphasis on potential nuisance factors such as noise, odor, fire hazard, health and safety hazards and traffic.
- 2. Detailed statement as to the proposed cleanup and disposal of residue produced by the operation.
- 3. No noise, odor, fire hazard, health or safety hazard, or traffic shall be created beyond that which is normal in a Residential area.

- K. Electronic and electrical transmission and reception towers and antennas greater than forty (40) feet are subject to the following requirements:
1. Any tower or antenna shall be located so that the distance from the base of the tower or antenna to the nearest property line shall not be less than the greater of the following.
    - a. The total height of the tower/antenna and attachments, plus 50 feet.
    - b. The greatest distance yielded by the measurement of the distance from the base of the tower/antenna to the anchor point of any guide wire, plus length of that guide wire, plus 50 feet.
  2. Any tower, antenna, guy wires, and related fixtures and structures shall be located within a chain link fence at least eight (8) feet in height. All gates shall be kept locked.
  3. Each application shall include a statement certified and sealed by a licensed engineer or architect or the manufacturer of the antenna or tower verifying a "safe fall" zone for the tower or antenna and all attachments. No building, sidewalk, parking lot or other area in which pedestrian or vehicular traffic is anticipated shall be permitted within the safe fall area except those required for operation.
  4. The tower or antenna and the entire site shall be designed, constructed, and landscaped to assure adequate surface drainage, safe access, and to avoid any adverse effects on the safe and peaceful use and enjoyment of nearby properties.
  5. Each application shall include a statement certified and sealed by a licensed engineer or architect or the manufacturer of the antenna or tower verifying that the tower or antenna and all attachments will withstand wind of up to 75 m.p.h. with no ice and 65 m.p.h. with up to ½ inch radial ice.

## ARTICLE VII

### (R) Residential District

#### Section 7.01. PRINCIPAL USES PERMITTED.

- A. Single family dwelling excluding tents, recreation vehicles and motor homes.
- B. Publicly owned parks and recreations facilities.
- C. Crop production.
- D. Buildings, structures and uses which are accessory to any of the above permitted uses.

#### Section 7.02. SPECIAL EXCEPTION USES.

- A. Duplex dwellings and multiple family dwellings subject to the following requirements:
  1. Minimum floor area per dwelling unit of 800 square feet with an additional 100 square feet of floor area for each bedroom.
  2. Minimum lot size of 2 acres for 1 dwelling structure and 10,000 additional square feet for each additional dwelling structure.
- B. Room House, boarding houses, and tourist homes.

- C. Hospitals and convalescent homes.
- D. Nursery schools and day care centers.
- E. Private clubs or lodges.
- F. State-licensed residential facilities for a minimum of six residents.
- G. Mobile home parks.
- H. Golf courses.
- I. Schools.
- J. Churches.
- L. Governmental buildings, structure, and facilities.

## **ARTICLE VIII**

### (C) Commercial District

#### Section 8.01. PRINCIPAL USES PERMITTED.

- A. Any retail business which sells or rents merchandise within a completely enclosed building.
- B. Personal service establishments such as restaurants, taverns, laundromats, barber shops, beauty shops, and dry cleaning establishments.
- C. Repair shops for consumer items such as watches, shoes, furniture and appliances.
- D. Professional and business offices.
- E. Financial institutions.
- F. Funeral homes, mortuaries, and cemeteries.
- G. Indoor recreation establishments.
- H. Hotels, motels, lodge halls, private clubs, and auditoriums.
- I. Schools, churches, and publicly-owned buildings or facilities.
- J. Buildings, structures and uses which are accessory to any of the above permitted uses.

#### Section 8.02. SPECIAL EXCEPTION USES.

- A. Open-air businesses such as drive-in theaters, race tracks, car sales, farm machinery sales, fruit markets, recreational facilities, or any retail business activities which are conducted outside of an enclosed building.
- B. Repair, service, or storage facilities for automobiles, trucks, construction equipment, farm machinery, and similar equipment.

- C. Residences.

**ARTICLE IX**

(I) Industrial District

Section 9.01. PRINCIPAL USES PERMITTED.

- A. Factories engaged in manufacturing, assembling, machining, or other industrial production.
- B. Truck terminals, railroad yards and airports.
- C. Laboratories.
- D. Warehousing, storage, or wholesale facilities.
- E. Removal, quarrying, or processing of sand, gravel, or similar materials under the conditions required by Section 6.02(C).
- F. Automobile or machinery repair facilities.
- G. Buildings, structures, and uses which are accessory to any of the above permitted uses.

Section 9.02. SPECIAL EXCEPTION USES.

- A. Junk yard completely enclosed by an obscuring wall or fence.
- B. Sanitary landfills, garbage incineration plants, or sewage treatment plants subject to the following requirements.
  - 1. Must comply with regulations of the State of Michigan.
  - 2. Must be completely enclosed by an obscuring wall, fence, or dense greenbelt.
  - 3. No excavation may occur within 200 feet of the center of any road nor within 50 feet of any property line.
- C. Slaughter houses.
- D. Industries involving the processing, treatment, use or storage of explosives, toxic chemicals, or radioactive materials.
- E. Electronic and electrical transmission and reception towers and antennas subject to the requirements of Section 6.02(K).
- F. Any legal use of property which does not constitute a nuisance to neighboring property by reason of noise, smell, smoke, dust, fumes, or glare.

## ARTICLE X

### General Provisions

Section 10.01. CONFLICTING REGULATIONS. Whenever any provisions 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, the provisions of this Ordinance shall govern.

Section 10.02. ROAD FRONTAGE. All structures must be located on property having frontage equal to the minimum lot width requirement by this Ordinance on a public road or private road meeting the following requirements:

- A. All private roads serving a single lot, dwelling or business shall be at least 33 feet in width, all private roads serving more than one lot, dwelling or business shall be at least 66 feet in width.
- B. All private roads must be built to standards established by the Zoning Board to allow year round access by emergency vehicles.
- C. Private roads must be located on permanent easements adequately described and recorded at the office of the Sanilac County Register of Deeds.
- D. All driveways from a public road must meet the requirements of the entity having jurisdiction over the road.

Section 10.03. MOVING OF BUILDINGS OR STRUCTURES. No building or structure shall be moved upon any premises in the Township until a Land Use Permit has been issued. Any such building or structure shall fully conform to all the provisions of this Ordinance in the same manner as a new building or structure. No building or structure shall be moved to any site within the Township until the owner has posted a cash deposit in an amount of 10% of its completed value or a minimum of \$1,000 which will be refunded upon full compliance with all Township ordinances. Forfeiture of the deposit does not resolve non-compliance. The site from which a building or structure has been moved, if located in Flynn Township, shall be graded level and all debris shall be cleared away within 60 days.

Section 10.04. PUBLIC SERVICES. Facilities provided by any public utility company or by the Township government shall be permitted in all zoning districts. Facilities permitted by this section shall include transmission lines, sewers, mains, pumping stations, sub-stations, towers, poles, and related equipment. Any buildings erected shall be subject to the site plan review requirements provided in this ordinance. Any office, warehouse, manufacturing, or sales buildings must be located in a zoning district permitting that use.

Section 10.05. OCCUPANCY OF BUILDINGS OTHER THAN COMPLETED DWELLINGS. Garages, barns, accessory buildings, and basements shall not be occupied permanently as dwellings. Temporary occupancy may be permitted upon application for a special exception use. No permit shall exceed one (1) year in length. A cash deposit of 10% the structure's completed value or a minimum of \$1,000 must be posted at time of permit issuance. No commercial or industrial buildings may be occupied for dwelling purposes.

Section 10.06. SINGLE FAMILY DWELLING REQUIREMENTS. All single family dwellings shall comply with the following minimum standards:

- A. Minimum Size. Each dwelling shall contain the minimum number of square feet specified in Section 13.02, prior to any alterations or additions.
- B. Minimum Width. Each dwelling shall be no less than fourteen (14) feet in width.
- C. Storage Facilities. Each dwelling shall have either a basement, garage or storage building containing at least 100 square feet of storage area available for use at the same time as the dwelling.

- D. Skirting. The space between the bottom of a dwelling and the ground shall be completely enclosed by skirting consisting of brick, concrete blocks, vinyl, wood or aluminum.

Section 10.07. OPEN STORAGE OF JUNK. The open storage of junk, scrap, salvage, or discarded items shall be screened from view from public roads and from adjoining properties by an enclosure consisting of a totally obscuring fence, earthen berm, or evergreen trees not less than eight (8) feet in height.

Section 10.08. SIGNS. All outdoor signs shall comply with the following requirements:

- A. No sign shall overhang or encroach upon any public road right-of-way or obstruct the vision of motor vehicle operators. All free standing signs shall be set back at least five (5) feet from all public or private road right-of-way lines and from all property lines.
- B. Election signs shall be permitted in all districts, provided that such signs shall not exceed thirty-two (32) square feet in size. All signs shall be removed within ten (10) days after the election.
- C. Signs advertising real estate for sale or rent or directing the public to such real estate are permitted in all districts, provided that they are not larger than 16 square feet in area.
- D. Signs are permitted in all districts which advertise for sale either agricultural produce grown on the premises or personal property owned by a resident of said premises provided such product or personal property was not purchased for the purpose of resale. Such signs shall not exceed six (6) square feet in size.
- E. Signs advertising authorized home occupations shall be permitted, providing said signs are not illuminated and do not exceed six (6) square feet.
- F. Signs advertising commercial, industrial, or other facilities located on the same parcel of land as the facility advertised shall require a Land Use Permit and shall be subject to the following requirements:
1. Any direct illumination for the sign shall be shielded from the view of persons on public roads or adjacent properties.
  2. No more than one permanent sign shall be permitted for each business.
  3. Permanent signs shall not exceed one hundred (100) square feet in sign area unless flush with the side of a building.
  4. Permanent signs which are flush with the side of a building may be as large as the side of the building. Such signs may not extend above or beyond the wall on which they are located. No roof signs shall be permitted.
  5. No more than two (2) temporary signs shall be permitted at any one time for any business.
- G. Signs advertising commercial industrial or other facilities located on parcels of land separate from the facility advertised shall require a Land Use Permit and shall be subject to the following requirements:
1. Any direct illumination for the sign shall be shielded from the view of persons on public roads or adjacent properties.
  2. No such sign shall be permitted within six hundred and sixty (660) feet of any other signs or of any sign permitted pursuant to paragraph F of this section.
  3. No such sign shall exceed one hundred (100) square feet in sign area.

Section 10.09. SWIMMING POOLS. All swimming pools located in the Township shall comply with the following requirements:

- A. Land Use Permit. An application for a Land Use Permit to construct a swimming pool shall provide the following information:
  - 1. Name of owner.
  - 2. Location of pool, adjacent buildings, fencing, gates, and public utilities.
  - 3. Plans and specifications drawn to scale showing size, depth, pool walls, slope, bottom, walkway, diving boards, equipment, plumbing and any other information affecting safety required by the Zoning Board.
- B. Fence. All swimming pools shall be completely enclosed by a fence at least four (4) feet in height. All openings in any such fence shall be equipped with a self-closing, self-latching gate which shall be securely locked when the pool is not in use. This requirement shall not apply to above-ground swimming pools which have walls which extend four (4) or more feet above the ground and which have an adequate means of preventing unsupervised access by small children.

Section 10.10. GREENBELTS.

- A. In all zoning districts, no area within the required front yard setbacks shall be used for any permanent or temporary structures other than signs permitted by this Ordinance. Said front yard setback areas shall be planted with grass, shrubs, and landscaping materials, except for the portion developed for use as a walkway, parking area or driveway.
- B. A greenbelt at least ten (10) feet in width shall be maintained along the boundary of any property used for any purpose other than residential or agricultural which abuts property used for residential or agricultural purposes.
- C. Detailed landscaping plans for all greenbelts shall be provided and considered as a material part of the site plan. No site plan shall be considered as completed until all landscaping has been completed.

Section 10.11. TEMPORARY MOBILE HOMES.

- A. The Zoning Administrator may issue a permit for the location of a temporary mobile home which does not comply with the single family dwelling requirements of Section 10.06 to be occupied during the time that a permanent dwelling is being constructed. A temporary mobile home permit may be issued for a period of one year and renewed for one additional period of one year subject to the following requirements:
  - 1. A Land Use Permit and a Building permit for the permanent dwelling must be acquired before the temporary mobile home is placed on the premises.
  - 2. The permanent dwelling must be completed and the temporary mobile home removed from the property before the expiration of the temporary mobile home permit.
  - 3. The applicant shall post a cash deposit of 10% of the value of the mobile home or \$1,000, whichever is greater, with the Township Treasurer. This deposit will be refunded to the applicant provided the mobile home is removed before the expiration of the temporary permit or any extensions thereof.



4. A temporary mobile home permit may be renewed only if reasonable progress has been made on the construction of the permanent dwelling.

Section 10.12. RECREATIONAL VEHICLE OCCUPANCY. The owner or lessee of any premises may permit the temporary occupancy of one recreational vehicle for guests or visitors for a period not to exceed three (3) months in any calendar year. Recreational vehicles shall be deemed to include travel-trailers, motor homes, truck campers and similar vehicles but shall not include mobile homes.

Section 10.13. INOPERABLE MOTOR VEHICLES. No motor vehicle which has been inoperable for a period in excess of thirty (30) days shall be stored outside a completely enclosed building on any property except property qualifying as a junkyard under the provisions of this ordinance.

## ARTICLE XI

### Non-Conforming Lots, Uses, and Structures

Section 11.01. CONTINUED USE PERMITTED. Within the districts established by this Ordinance there exist lots, structure, and uses of land and structures, which were lawful prior to adoption of this Ordinance. It is the intent of this Ordinance to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Ordinance that non-conformities shall not be enlarged, expanded or extended, and shall not be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Section 11.02. NON-CONFORMING LOTS OF RECORD. In any district in which single-family dwellings are permitted, a single family dwelling and customary accessory buildings may be erected on any single lot or parcel which is of record at the effective date of this Ordinance or any predecessor ordinance provided the width, depth and area of the lot is not less than 50% of that required by this Ordinance or any predecessor ordinance, whichever is applicable. The purpose of this provision is to permit utilization of recorded lots which lack adequate width, depth, or area, as long as reasonable living standards can be provided.

Section 11.03. NON-CONFORMING STRUCTURES. Where a lawful structure exists at the effective date of this Ordinance that could not be built under the terms of this Ordinance, such structure may remain so long as it remains otherwise lawful, subject to the following provisions:

- A. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity.
- B. Should such non-conforming structure be destroyed by any means to an extent of more than seventy-five (75%) percent of its value, it shall not be reconstructed except in conformity with the provisions of this Ordinance.

Section 11.04. NON-CONFORMING USES OF LAND OR STRUCTURES. Where a lawful use of land or structures exists at the effective date of this Ordinance which would not be permitted by the regulations imposed by this Ordinance, such use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No such non-conforming use shall be enlarged, increased, or extended to occupy a greater area of land or additional structures than that occupied at the effective date of this Ordinance.
- B. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of this Ordinance.
- C. If any such non-conforming use ceases for any reason for a period of more than twelve (12) consecutive months, any subsequent use shall conform to the regulations specified by this Ordinance.
- D. No additional structures shall be erected in connection with such non-conforming use of land.

- E. No structure which is used for a non-conforming use shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered unless the use of said structure is changed to a use consistent with the provisions of this Ordinance. This section is not intended to prohibit the normal maintenance and repair of such a structure.
- F. Any non-conforming use may be extended throughout any parts of a building which was manifestly arranged or designed for such use prior to the effective date of this Ordinance, but no such use shall be extended to occupy any land outside such building.

**ARTICLE XII**

Off-Street Parking and Loading Requirements

Section 12.01. **PARKING REQUIREMENTS.** In all zoning districts, off-street parking facilities for the storage and parking of motor vehicles for the use of occupants, employees, and patrons of the buildings erected, altered or extended after the effective date of this Ordinance, shall be provided as herein prescribed. Such space shall be maintained exclusively as parking spaces so long as said main building or structure remains unless an equivalent number of such spaces are provided elsewhere in conformance with this Ordinance.

- A. **Area for Parking Space.** For the purpose of this Section, a single parking space shall consist of not less than 300 square feet including access isles provided a width of not less than nine and one half (9 ½) feet is maintained for the area where vehicles will be parked.
- B. **Location of Parking Space for One and Two Family Dwellings.** The off-street parking facilities required for one and two family dwellings shall be located on the same lot as the building they are intended to serve, and shall consist of a parking strip, parking apron, and/or garage.
- C. **Location of Parking Space for Other Land Uses.** The off-street parking facilities required for all other uses shall be located on the lot or within five hundred (500) feet of the permitted uses requiring such off-street parking. Such distance shall be measured along lines of public access between the nearest point of the parking facility and the structure or use to be served.
- D. **Similar Uses and Requirements.** In the case of a use not specifically mentioned in Section 12.02, the parking requirements for a use which is the most similar to the intended use shall apply.
- E. **Existing Off-Street Parking at Effective Date of Ordinance.** Off-street parking existing at the effective date of this Ordinance which serves an existing building or use, shall not be reduced in size to less than that required under the terms of this Ordinance.
- F. **Collective Provisions.** Nothing in this Section shall be construed to prevent the collective provision of off-street parking facilities for two or more buildings or uses provided the total number of parking spaces provided collectively is not less than the number required individually.

Section 12.02. **TABLE OF OFF-STREET PARKING REQUIREMENTS.** The number of required off-street parking spaces for any structure or use for which a land use permit is required shall be determined in accordance with the following table:

USE	REQUIRED NUMBER OF PARKING SPACES	PER EACH UNIT OF MEASURE AS FOLLOWS
1. Auditoriums, Assembly Halls, Theaters, Churches, Private Clubs,	1	Two seats based upon maximum seating capacity in the main place of

Lodge Halls.		assembly therein, plus one space for every two employees.
2. Automobile Service Stations.	1	Each gasoline pump and lubrication stall.
3. Banks, Business or Professional Offices, Libraries, Museums.	1	Two hundred (200) square feet of usable floor area. Each teller window for drive-in banks.
4. Barber Shops and Beauty Parlors.	3	Each barber or beauty operator
5. Bowling Alleys and Golf.	5	Each bowling lane or each hole on a golf course.
6. Furniture, appliances, and household equipment repair shops, showroom of a plumber, decorator, electrician or similar trade; clothing and shoe repair; laundry, hardware stores, wholesale stores and machinery sales.	1	Six hundred (600) square feet of usable floor area, plus one space for each two employees.
7. Hotels, Tourist Homes, Motel, Hospitals, Convalescent Homes, State housed registered facilities.	1	Each guest bedroom and each two employees.
8. Industrial Establishments.	1	One and one-half employees computed on the basis of the greatest number of persons employed at any one period during the day.
9. Residential-Single, Two family or multiple dwelling or mobile home.	2	Each dwelling unit.
10. Restaurant or establishments in which is conducted to sale and consumption on the premises of beverages, food or refreshments.	1	Fifty square feet of usable floor area, plus one space for each four employees, minimum of forty (40) spaces for drive in restaurants.
11. Retail establishments and businesses, except as otherwise specified herein.	1	One hundred square feet of usable floor space.
12. Schools.	1	Two teachers, employees or administrators in addition to the requirements of the auditorium or assembly hall therein.
13. Service garages, motor vehicle	1	Two hundred square feet of usable

salesrooms, auto repair, collision or bumping shop, car wash establishment.

floor area, plus one space for each auto service space.

14. Warehouse and Storage buildings. 1 Each employee or one space for every seventeen hundred square feet of floor space, whichever is greater.

Section 12.03. PARKING REQUIREMENTS FOR OFF-STREET LOADING. Every structure or part thereof utilized for commercial or industrial purposes which involve the receipt or distribution of goods, materials or merchandise by motor vehicle shall have a number of areas which are least 10' wide, 30' long and 14' high which are dedicated exclusively to the loading and unloading of goods, materials or merchandise to or from said structure. Said areas shall be located on the same premises as the structure, shall not be located on any public street or public property and may be located within a building. The number of spaces so required shall be in accordance with the following schedule.

Gross Floor Area in Square Feet.	Loading and Unloading Spaces Required in Terms of Square Feet of Gross Floor.
0-2,000	None
2,000-20,000	One Space
20,000-100,000	One space plus one space for each 20,000 square feet in excess of 20,000 square feet.
100,000-500,000	Five spaces plus one space for each 40,000 square feet in excess of 100,000 square feet.
Over 500,000	Fifteen spaces plus one space for each 80,000 square feet in excess of 500,000 square feet.

Section 12.04. GENERAL REQUIREMENTS.

- A. All parking areas shall be drained so as to dispose of surface water which might accumulate within or upon such area. No surface water from such parking area shall be permitted to drain onto adjoining private property.
- B. All parking areas shall be paved or graveled in a manner sufficient to provide a solid year-round base. All illumination for such parking areas shall be deflected away from adjacent residential area.

**ARTICLE XIII**

**AREA, SETBACK AND HEIGHT**

Section 13.01. APPLICABILITY. All uses of land or structures shall comply with the area, setback, and height requirements of Section 13.02, for the zoning district in which they are located, unless different requirements are specified as a condition for a use permitted after special approval.

Section 13.02. TABLE OF AREA, SETBACK, AND HEIGHT REQUIREMENTS

Minimum Lot Area Per	Minimum Lot Width	Minimum Front	Minimum Side Yard	Minimum Rear Yard	Minimum Floor	Maximum Building
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Dwelling Unit or Commercial Industrial Bldg.	(in feet) (a)	Yard Setback (in feet) (b)	Setback (in feet) ©	Setback (in feet) ©	Area Per Dwelling (in sq.ft)	Height (in feet)
AR 2 acre	250	100	25	25	900 (d)	35(e)
R 2 acre	250	100	25	25	900 (d)	35
C or I 2 acre	250	100	25	30	--	50

- a) Measured at the minimum front yard setback line.
- b) Measures from center of road right of way.
- c) In no case shall a building be constructed within 100 feet of the centerline of any public or private road right of way.
- d) In the case of two story houses, the main floor area shall contain at least 650 square feet.
- e) Not applicable to farm structures such as barns, silos, or grain elevators.

All setbacks shall meet the minimum established in section 13.02 or 1.5 times the height of the structure whichever is greater.

#### ARTICLE XIV

##### Site Plan Review

Section 14.01. SCOPE. A site plan shall be prepared and submitted for every construction project and every proposed change in land use.

Section 14.02. PROCEDURE. All site plans shall be submitted first to the Zoning Administrator, who shall review the plans for compliance with the requirements of the Zoning Ordinance. The Zoning Administrator shall then refer the site plan to the Planning Commission for review and decision. Once a site plan is approved it shall not be altered without the consent of the Planning Commission or Zoning Administrator.

Section 14.03. CONTENT. Each site plan shall include the following:

- A. Area of the site in acres.
- B. Date, north point, and scale.
- C. Dimensions of all property lines.
- D. Location and dimensions of all existing and proposed structures on the property or on adjacent properties within 100 feet of the property lines.
- E. Location and dimensions of all existing and proposed (including rights of way), driveways, sidewalks, and parking areas (See Article XII).
- F. Location of all existing and proposed utility lines, wells, septic systems, and storm drainage.
- G. Location, dimensions and details of proposed plantings, greenbelts and landscaped areas (See Section 10.10).

- H. Exterior drawings of proposed new buildings or existing buildings to which major additions are proposed.
- I. Location, dimensions and drawings of existing and proposed signs (See Section 10.08).
- J. Name, address, and telephone number of the person who prepared the site plan.

Section 14.04. STANDARDS. In determining whether to approve, modify, or deny a site plan, the Planning Commission or Zoning Administrator shall consider the following:

- A. Adequacy of traffic ingress, egress, circulation, and parking.
- B. Adequacy of landscaping to protect adjoining properties and enhance the environment of the community.
- C. Location and design of proposed structures so as to ensure that detrimental effects on adjacent properties will be minimized.
- D. Adequacy of storm drainage.
- E. Location and design of signs so as to prevent highway visibility obstructions, driver distractions, encroachments, and adverse impacts on the community environment.

Section 14.05. BOND. A cash deposit, letter of credit or surety bond shall be posted with the Township as a guarantee that the project will be completed in accordance with the approved site plan. Upon the completion of the project in accordance with the approved site plan, the bond shall be released. The amount of the bond shall be determined by the Planning Commission based upon the size and nature of the project.

Section 14.06. TIME FOR COMPLETION. Each site plan shall be fully complied with and all construction completed within one (1) year of the date the Land Use Permit is issued.

## **ARTICLE XV**

### Special Exceptions

Section 15.01. SPECIAL EXCEPTION STANDARDS. In order to make this Ordinance a flexible zoning control and still afford protection of property values and orderly and compatible development of property within the Township, the Zoning Board, in addition to its other functions, is authorized to approve the establishment of certain uses designated as Special Exception Uses within the various zoning classifications set forth in the Ordinance. Such Special Exception Uses have been selected because of the unique characteristics of the use which, in the particular zone involved, under certain physical circumstances and without property controls and limitations, might cause it to be incompatible with the other uses permitted in such zoning district and accordingly detrimental thereto. With this in mind, such Special Exception Uses are not permitted to be engaged in within the particular zone in which they are listed unless and until the Zoning Board, in its absolute discretion, is satisfied that the same, under the conditions, controls, limitations, circumstances and safeguards proposed therefore, and imposed by said board, would be compatible with the other uses expressly permitted within said district, with the natural environment and the capacities of public services and facilities affected by the land use; would not, in any manner, be detrimental or injurious thereto; would not, in any matter, be detrimental or injurious to the use or development of adjacent properties to the occupants thereof or to the general neighborhood; would promote the public health, safety, moral and general welfare of the community; would encourage the use of lands in accordance with their character and adaptability; and that the standards required by the board for allowance of such Special Exception Use can and will, in its judgment, be met at all times by the applicant.

Section 15.02. SPECIAL EXCEPTION PROCEDURE.

- A. All applicants for Special Exception Use Permits shall be filed with the Zoning Administrator and shall include all pertinent plans, specifications, and other data upon which the applicant intends to rely for a Special Exception Use Permit.
- B. The Planning Commission shall, upon receipt of the application in proper form, schedule and hold a hearing and shall give notice of said hearing to the applicant, the owner of the property proposed for consideration and the owners and occupants of all property within 1500 feet of the boundary of the property proposed for consideration as shown by the latest assessment roll. If the name of an occupant is not known, the term "occupant" may be used in the notice. The notice shall be mailed or personally delivered and published in a local newspaper between five and 15 days prior the hearing.
- C. All notices shall describe the nature of the special land use request, state when and where the hearing will be held, indicate when and where written comments will be received concerning the application.
- D. Following such hearing, the Planning Commission shall either grant, grant subject to additional conditions, or deny a permit for such Special Exception Use and shall state the reasons for its decision. All conditions, limitations and requirements upon which any such permit is granted shall be specified in detail by said board in its decision and shall be filed with the Zoning Administrator of the Township. Any conditions, limitations or requirements upon which approval is based shall be reasonable and designed to protect natural resources, the health, safety and welfare and the social and economic well-being of the owners and occupants of the land in question, of the area adjacent thereto and of the community as a whole; shall constitute a valid exercise of the police power, shall be related to the purposes which are effected by the proposed use or activity, shall be consistent with the intent and purpose of the Zoning Ordinance, shall be designed to ensure compatibility with adjacent uses of land and the environment, and shall be designed to ensure the 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.
- E. The Planning Commission shall have the right to limit the duration of a Special Exception Use where the same is of a temporary nature and may require annual review of compliance with the conditions and limitations imposed upon such use. Any use failing to comply with such conditions and limitations may be terminated by action of said board after a hearing upon application of any aggrieved party.
- F. The site plan, specifications and all conditions, limitations and requirements imposed by the board shall be recorded with the Township and shall be incorporated as a part of the Special Exception Permit. Violations of these at any time shall cause revocation of said permit and said special exception use shall cease to be a lawful use.
- G. A special exception use shall expire if the property subject to the Special Exception Use is not used for the purposes specified in the permit for a period of six consecutive months unless the permit contemplates longer periods of non-use or unless such non-use is shown to the satisfaction of the Planning Commission to be caused by circumstances beyond the owner's or occupant's control.
- H. To ensure compliance with the permit, the Planning Commission may require a cash deposit, certified check, irrevocable bank letter of credit or surety bond covering the estimated cost of furnishing such condition, limitation or requirement conditioned upon the faithful completion of the required improvement. Such security shall be deposited with the Township Clerk at the time of the issuance of the permit. Where the improvements required will take more than six months to be completed, the

Planning Commission may authorize a rebate of any cash deposit in reasonable proportion to the ratio of the work completed as the work progresses.

## ARTICLE XVI

### Zoning Board of Appeals

Section 16.01. APPEALS. An appeal may be taken to the Zoning Board of Appeals by any person wishing to appeal any ordinance provision or any final decision of the Zoning Administrator or the Zoning Board. All appeals must be applied for in writing on forms provided by the Township. The Zoning Board of Appeals shall give notice of the hearing to the parties involved. The Zoning Board of Appeals shall also give notice to owners and occupants of property within a minimum of 300 feet from the property lines of the property which is the subject of the appeal. Notice shall be by regular mail and shall be sent to the property owners as shown on the latest tax assessment roll.

Section 16.02. POWERS. The Zoning Board of Appeals shall have the power to vary or modify any ordinance provision whenever there are practical difficulties or unnecessary hardships imposed on the property owner if the strict letter of the ordinance is carried out. The Zoning Board of Appeals shall decide appeals in such a manner that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

Section 16.03. DECISIONS. The Zoning Board of Appeals may require the appellant to provide such additional information as is necessary to make a decision. In making a decision, the Zoning Board of Appeals may impose such conditions as it may deem necessary to comply with the spirit and purpose of the Zoning Ordinance. No variances may be granted or decision overruled unless at least two members vote in favor thereof. Any variance shall expire one year from the date it is granted unless use of the property has begun or construction has been undertaken pursuant to the variance. The Zoning Board of Appeals shall state the grounds of each decision. Any conditions imposed by the Zoning Board of Appeals shall meet the following requirements:

- A. Shall be designed to protect natural resources, the health, safety, and welfare and the 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.
- B. Shall be a valid exercise of the police power.
- C. Shall 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 insure compliance with those standards.

## ARTICLE XVII

### Amendments

The Township Board may, after a public hearing by the Township Planning Commission, amend the regulations or the district boundaries of this Ordinance pursuant to the authority and according to the procedure set forth in Act 184 of the Public Acts of 1943, as amended. Proposed amendments to the regulations or district boundaries of the Ordinance may be initiated by the Township Planning Commission, the Township Board or the owner(s) of land subject to the rezoning request. The owner(s) of land subject to a rezoning request shall submit a petition for rezoning to the Township Clerk. Any applicant desiring to have any change made in this Ordinance shall, with his petition for such change, deposit a fee as established by the Township Board with the Township at the time that the petition is filed to cover the publication and other miscellaneous costs incurred in considering the petition.



**ARTICLE XVIII**

Repeal of Prior Ordinances

The former Zoning Ordinance for the Township of Flynn and all amendments thereto are hereby repealed.

**ARTICLE XIX**

Violations

Section 19.01. PENALTY. Any person, persons, firm, or corporation, or anyone acting in behalf of said person, persons, firm or corporation, who shall violate any of the provisions of this Ordinance, or who shall fail to comply with any of the regulatory measures or conditions of the Zoning Board of Appeals or the Zoning Board, shall upon conviction thereof be subject to the a fine of not more than Five Hundred Dollars (\$500) and court costs, or by imprisonment in the County Jail for a period not to exceed ninety (90) days, or by both such fine and imprisonment. Each day such violation continues shall be deemed a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Ordinance.

Section 19.02. NUISANCE PER SE. Any building or structure which is used, erected, altered, razed, or converted or any use of any premises which is begun or changed subsequent to the passage of this Ordinance and in violation of any provision of this Ordinance, is hereby declared to be a nuisance per se.

Section 19.03. CIVIL INFRACTION. Prosecution of violations of this Ordinance may be initiated as a civil infraction at the discretion of the Zoning Administrator.

- A. PROCEDURE. The Zoning Administrator may issue a citation to an alleged offender requiring his/her appearance before the District Court Magistrate or Judge to answer the allegations contained in the citation.
- B. PENALTY. A finding of responsibility shall subject the violator to a fine of up to One Hundred Dollars (\$100) per day of violation, plus all costs incurred by the Township, direct and indirect, in connection with the civil infraction up to a maximum of Five Hundred Dollars (\$500).
- C. DAILY VIOLATION. Each and every day during which a violation continues shall be deemed a separate offense.
- D. COMPLIANCE. The imposition of any civil fine shall not exempt the offender from compliance with the provisions of this Ordinance.

**ARTICLE XX**

Severability

This Ordinance and the various articles, sections, paragraphs, sentences, and clauses thereof, are hereby declared to be severable. If any article, section, paragraph, sentence, or clauses is adjudged invalid, it is hereby provided that the remainder of the Ordinance shall not be affected thereby.

**ARTICLE XXI**

Planning Commission

The Planning Commission shall have all the powers and authority prescribed by law or delegated to it under specific provisions of the ordinance, included, but not limited to:

- A. Prepare the Zoning Ordinance and amendments or supplements thereto as set forth by statute;
- B. Submit recommendations to the County Planning Commission;
- C. Thirty (30) days after submission to the County Planning Commission, the recommendations shall be transmitted to the Township Board for adoption or rejection;
- D. Review all applications for SPECIAL EXCEPTION USES;
- E. Periodically submit to the Township Board a report on the operation of the zoning ordinance including recommendations and amendments or supplements.

**ARTICLE XXII**

Enactment

Section 22.01. ORDINANCE ENACTED. The provisions of this Ordinance are hereby enacted and declared to be immediately necessary for the preservation of the public peace, health, safety, and welfare of the people of the Township of Flynn.

Section 22.02. EFFECTIVE DATE. This Ordinance is therefore ordered to be given immediate effect as of the date of its passage by the Township Board, pursuant to Section 11 of Act 184, Michigan Public Acts of 1943, as amended.

Section 22.03. CERTIFICATION.

The undersigned Supervisor and Clerk of the Township of Flynn hereby certify that this Ordinance is a true copy of that Ordinance duly adopted by the Flynn Township Board, at a meeting held on the 12th day of January, 2016. I further certify that a notice of adoption of this Ordinance was duly published in the Sanilac County News on the 24 day of February, 2016.

\_\_\_\_\_  
Gene Burgess  
Flynn Township Supervisor

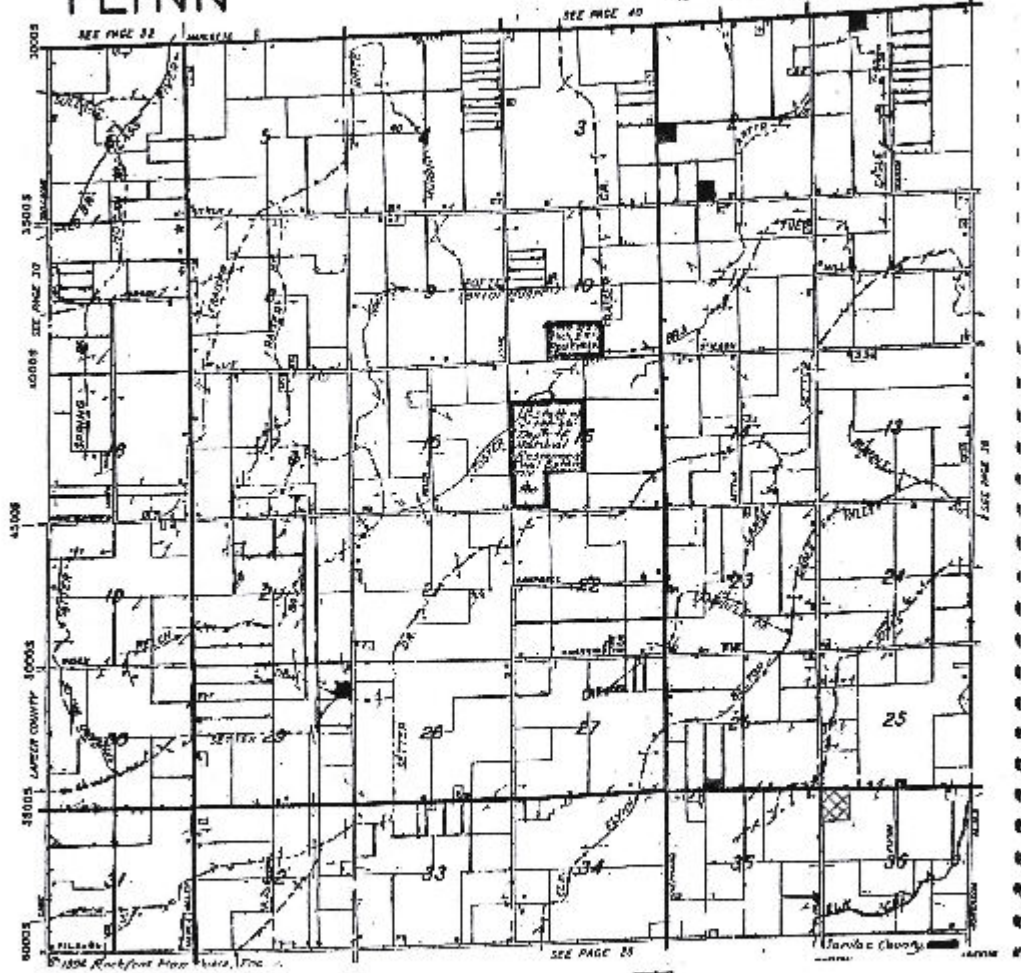
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Robert Conely  
Flynn Township Clerk

FLYNN TOWNSHIP ZONING MAP

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FLYNN

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- AR - AGRICULTURE-RESIDENTIAL

C - COMMERCIAL
- R - RESIDENTIAL

I - INDUSTRIAL