RESOLUTION DIRECTING THE TOWNSHIP ZONING BOARD TO SUBMIT RECOMMENDATIONS.

At a meeting of the Township Board of Green Oak Township held in the Township Hall on the 11th day of April 1967,

Present: Spicer, Masak, Wenzel, Driver & Sixbey.

The following resolution was offered by Mona Wenzel and supported by Louis Driver.

WHEREAS the Township Board of the Township of Green Oak adopted an Interim Zoning Ordinance effective as of October 25, 1958, and a permanent Zoning Ordinance on March 13, 1961, and

WHEREAS the Permanent Zoning Ordinance has been amended from time to time culminating with amendments to April 11, 1967, and

WHEREAS questions have been raised as to the validity of this Zoning Ordinance due to the apparent failure to publish the original Motion of Intent under Section 2, of the said Act 184 of the Public Acts of 1943, as amended, on September 15, 1958, and

WHEREAS it is necessary to protect the public health, safety, and morals, and general welfare of the inhabitants of Green Oak Township and the lands and resources of the Township by the maintenance of valid and subsisting zoning regulations,

NOW, THEREFORE, BE IT RESOLVED that in order to protect the public health, safety, morals and general welfare of the inhabitants of Green Oak Township, and the lands and resources of the Township during the period required for the preparation and re-enactment of the Green Oak Township Zoning Ordinance in accordance with Act 184 of the Public Acts of 1943 as amended, the Township Board hereby directs the Green Oak Township Zoning Board to submit to the Township Board, within fifteen (15) days from the date of this Resolution, recommendations as to the provisions of an interim Zoning Ordinance, and to submit these recommendations without consideration for the provisions of Sections 6, 9, 10, 11, and 12, of said Act 184.

BE IT FURTHER RESOLVED that a special meeting of the Township Board be, and the same is hereby called, by the Township Board of Green Oak Township, such meeting to be held within Twenty-Four (24) hours after receipt by the Township Clerk of the recommendations of the County Co-ordinating Committee and the Township Clerk is hereby instructed to give notice of the time and place of such meeting to each member of the Township Board either in person or by leaving a written notice at his address.

AYES: Spicer, Masak, Driver & Wenzel.
Sixbey abstained.

The Resolution was adopted April 11, 1967.
Published in Brighton Argus and South Lyon Herald on April 19, 1967.

Mona M. Wenzel, Township Clerk

April 20, 1967
RESOLUTION OF THE GREEN OAK TOWNSHIP
ZONING BOARD.

At a meeting of the Green Oak Township Zoning Board held at
the Township Hall in the Township of Green Oak, on the 11th day of
April, 1967,

PRESENT: Heath, King, & Standlick

ABSENT: Thurber & Wollenhaupt

The following Resolution was offered by King and supported by
Standlick.

WHEREAS the Green Oak Township Board has directed the Green Oak
Township Zoning Board to submit recommendations as to the provisions
of an Interim Zoning Ordinance in accordance with Section 15 of the
Township Rural Zoning Act, being Act 184 of the Public Acts of 1943,
as amended, and

WHEREAS the Township of Green Oak has presently a Zoning Ordinance
enacted by the Township Board with amendments to March 9, 1967, and

WHEREAS this procedure is being followed in order to correct a
possible defect in the proceedings involved in the original enactment
of a Zoning Ordinance in Green Oak Township in September of 1958, and

WHEREAS the Zoning Board of Green Oak Township believes that the
present Zoning Ordinance above described is a proper and appropriate
ordinance for the regulation of Green Oak Township,

THEREFORE, BE IT RESOLVED that the Green Oak Township Zoning Board
hereby recommends that the Township Board adopt as an Interim Zoning
Ordinance, under the provisions of Section 15 of the Township Rural
Zoning Act, being Act 184 of the Public Acts of 1943, as amended, the
Zoning Ordinance heretofore adopted by the Township Board on March 13,
1961, with amendments through March 9, 1967.

BE IT FURTHER RESOLVED that this recommendations and said Ordinance
as amended be submitted to the coordinating Zoning Committee of the
Livingston County Board of Supervisors, for their approval, which
approval, in accordance with Section 15 of said Act 184 shall be
presumed unless the said Committee shall have Notified the Township
Clerk of it's disapproval within fifteen (15) days after receipt thereof.

AYES: Heath, King & Standlick
Resolution adopted April 11, 1967

Clerk of Green Oak Township Zoning
Board

Published in Brighton Argus and South Lyon
Herald on April 19, 1967
This is to certify that the following ordinance, was adopted as an Interim Zoning Ordinance on April 18, 1969. This Ordinance with Amendments no. 13-A 15 - 18 - 19 - 20, was adopted as a permanent ordinance on March 11, 1969. Passed by Zoning Board on January 13, 1969


Adopted by Green Oak Township Board: March 11, 1969

Masak, Farmer, Driver, Vitale & Wenzel voting yes.

This ordinance is hereby declared to have been adopted by the Township Board of the Township of Green, Oak, County of Livingston, State of Michigan, at the meeting thereof duly called and held on the 11th day of March, 1969 and ordered to be given publication in the manner prescribed by law.

Kenneth I. Masak, Supervisor

Mona M. Wenzel, Clerk

I, Mona M. Wenzel, Green Oak Township Clerk, Do hereby certify that the above and following ordinance was published as in the Brighton Argus on March 18, 1969.

Date changed to March 18, 1969 from March 18, 1969.

File printed 3-11-69 but actual publication 3-13-69.
ADMITTED: April 18, 1967

TOWNSHIP OF GREEN OAK INTERIM ZONING ORDINANCE
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ARTICLE 1.00
TITLE, PURPOSE, CONSTRUCTION AND ENABLING AUTHORITY

Section 1.01. TITLE. This Ordinance shall be known and cited as the GREEN OAK TOWNSHIP ZONING ORDINANCE.

Section 1.02. PURPOSE. The comprehensive plan of this Ordinance is for the purpose of promoting public health, safety, morals, prosperity and general welfare of the residents of Green Oak Township by having certain regulations and restrictions. In order to more effectively protect and promote the general welfare and to accomplish the aims and purposes of this plan, the township is divided into districts of such number, shape and area, and of such common unity of purpose, adaptability or use, that are deemed most suitable to provide the best civic use, protect the common rights and interests of all, and to promote improved wholesome, harmonious, sightly development of said township; and by further regulations and restrictions to limit the location, the height, bulk, number of stories, size of dwellings, the uses and occupancy of dwellings, structures and land for residential, agricultural, trade, industrial or other purposes; to regulate the percentage of lot occupancy and coverage, street, rear and side lot lines, set back restrictions, sizes of front, side and rear yards, courts, or other open spaces.

Section 1.03 CONSTRUCTION. This Ordinance shall be liberally construed in such manner as to best effectuate its purpose. In interpreting and applying the provisions of this Ordinance, the requirements shall be held to be minimum for the promotion of the public health, safety, convenience, comfort, prosperity and general welfare. The provisions of this Ordinance shall be construed, if possible, in such manner as to make such provisions compatible and consistent with each other, provided, however, that where any inconsistency or conflict cannot be avoided, then the most restrictive of such inconsistent or conflicting provisions shall control and prevail.

Section 1.04. ENABLING AUTHORITY. This Ordinance is adopted pursuant to Act 184 of the Public Acts of 1943, of the State of Michigan as amended. Said Enabling Act covering Township Rural Zoning, is hereby made a part of this Ordinance just as if said act were repeated word for word herein.
ARTICLE 2.00
DEFINITIONS

For the purpose of this ordinance, certain words and terms are here-
with defined. Words used in the present tense include the future tense;
words in the singular number include the plural number, and words in the
plural number include the singular number; the word "building" includes
the word "structure"; and the word "shall" is always mandatory and not
merely directory.

Section 2.01 ACCESSORY BUILDINGS: A supplementary build-
ing or structure on the same lot or parcel of land as the main building or
buildings or part of the main building occupied by or devoted exclusively
to any accessory use; but such use shall not include any building used for
dwelling, residential or lodging purposes, or sleeping quarters for human
beings.

Section 2.02 ACCESSORY USE: A use naturally and normally
incidental to, subordinate to, and devoted exclusively to the main use of
the land or buildings.

Section 2.03 AGRICULTURE: The use of land for tilling of the
soil, the raising of tree and field crops and animal husbandry.

Section 2.04 ALLEY: A public thoroughfare or way not more
than thirty (30) feet wide and which affords only secondary means of
access to abutting property.

Section 2.05. ALTERED: Any change in the location or use of a
building, or any change in the supporting members of a building such as
bearing walls, columns, beams, joists, girders, and similar components, or
any substantial change in the roof or exterior walls.

Section 2.06 APPEAL: An entreaty or demand for a hearing and-
or review of facts and/or actions.

Section 2.07 BARRIER: A natural or artificial separation, such as
a lake, river, canal, railroad embankment or levee.

Section 2.08 BASEMENT: That portion of a building which is
wholly or partly below grade is a basement when the vertical distance
from grade to floor is greater than the vertical distance from the grade to
the ceiling, provided, however, that if the vertical distance from the grade
to the ceiling is five (5) feet or more, such basement shall be considered
as a story.

Section 2.09 BOARD OF APPEALS: As used in this ordinance,
the term, Board of Appeals, means the Township of Green Oak, Livingston
County, Michigan, Zoning Board of Appeals.

Section 2.10 BUILDING: An independent structure having a roof
supported by columns or walls resting on its own foundations and includes
shed, garage, stable, green house or other accessory buildings. A detached
building is one separated on all sides from adjacent buildings by open spaces from the ground up.

Section 2.11 BUILDING LINE: The line formed by the outer surface of a structure or enclosure wall at or with the finish grade or surface of the ground; pertaining to and defining minimum (building) setback lines.

Section 2.12 COMMERCIAL USE: Commercial use relates to the use of property in connection with the purchase, sale, barter, display, or exchange of goods, wares, merchandise or personal services or the maintenance of offices or recreational or amusement enterprises.

Section 2.13 DUMP: A lot, parcel or tract of land maintained privately or by the township for the dumping thereon of scrap wood, metal, fabric, paper and other waste materials, refuse or noxious matter.

Section 2.14 DWELLING: A building designed or used exclusively as the living quarters for one or more families but not including trailer coaches, automobile chassis, tents or portable buildings.

Section 2.15 DWELLING, ONE FAMILY: A detached dwelling designed for or occupied exclusively by one family.

Section 2.16 DWELLING, TWO FAMILY: A dwelling designed for or occupied exclusively by two families living independently of each other.

Section 2.17 DWELLING MULTIPLE: A dwelling used and designed as a residence for three (3) or more families living independently of each other and having their own cooking facilities therein, including apartment houses, apartment hotels, row dwellings and dwelling groups.

Section 2.18 ESSENTIAL SERVICES: The phrase "essential services" means the erection, construction, alteration or maintenance by public utilities or municipal departments or commissions of underground or overhead gas, electrical communication, steam or water transmission or distribution systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith (but not including buildings) reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions for the public health, safety or general welfare.

Section 2.19 FAMILY: One or more persons occupying the premises and living as a single house-keeping unit as distinguished from a group occupying a boardinghouse, lodging house, club, fraternity house or hotel.

Section 2.20 FARM: All of the contiguous neighboring or associated land operated as a single unit on which bona fide farming is carried on directly by the owner-operator, manager, or tenant-farmer, by his own labor or with the assistance of members of his household or hired
employees; provided, however, that land to be considered a farm hereunder shall include a continuous parcel of not less than ten (10) acres in area; provided, further, farms may be considered as including establishments operated as bona fide greenhouses, nurseries, orchards, chicken hatcheries, poultry farms, apiaries; but establishments keeping fur-bearing animals, game, or operating fish hatcheries, piggeries, stockyards, stone quarries, or gravel or sand pits shall not be considered farms hereunder unless combined with bona fide farm operation on the same continuous tract of land.

Section 2.21 GARAGE, PUBLIC: A public garage is the space or structure for the storage, care, sale, repair, or refinishing of motor vehicles, including the retail sale or supply of fuels, lubricants, air, water, and other operating commodities for motor vehicles.

Section 2.22 GRADE: A grade is the highest point of ground contacting any portion of the basement or foundation of a dwelling.

Section 2.23 HEIGHT, BUILDING: The vertical distance measured from the curb level or the grade at the front of the building to the highest point on the roof for flat roofs; to the deck line for mansard roofs; and to the mean height level (between eaves and ridge) for gable, hip and gambrel roofs is the height of a building. Where a building is located upon a terrace, the height may be measured from the average ground level of the terrace at the building wall.

Section 2.24 HIGHWAY: Any public thoroughfare dedicated and maintained for the operation of vehicular traffic.

Section 2.25 HOME OCCUPATION: Any gainful occupation or profession, or hobby conducted and operated solely by a member or members of the family residing on the premises which does not endanger the health, safety, and welfare of any other persons residing in that area by reasons of noise, noxious odors, unsanitary or unsightly conditions, fire hazards and the like, involved in or resulting from such occupation, professions or hobby. It shall not include the office of a veterinarian. No article is sold or offered for sale except such as may be produced by members of immediate family.

Section 2.26 JUNK YARD: Any lot, parcel, field or tract of land on which there is an accumulation of junk vehicles, equipment or machinery, whether operated for profit from sales of parts or common storage thereof.

Section 2.27 LODGING HOUSE: Primarily a family dwelling where lodging with or without meals, is furnished on a weekly or monthly basis to three (3) or more persons, who are not members of the family occupying and operating the premises, but not necessarily to anyone who may apply.

Section 2.28 LOT: A lot is a piece or parcel of land occupied or to be occupied by a building, structure or use, or by other activity permitted thereon and including the open spaces required under this ordinance. A lot need not be a lot of existing record.
Section 2.29 LOT, CORNER: A corner lot is a lot wherein at least two adjacent sides abut for their full length upon a street.

Section 2.30 LOT, INTERIOR: An interior lot is a lot other than a corner lot.

Section 2.31 LOT LINES: Any line dividing one lot from another or from the street.

Section 2.32 LOT OF RECORD: A lot of record is a lot the dimensions of which are shown on a plat recorded in the office of the Register of Deeds for Livingston County.

Section 2.33 MIGRATORY LABOR: Temporary or seasonal labor employed in planting and harvesting crops; or construction labor.

Section 2.34 MOBILE HOME: For the purposes of this ordinance "Mobile Home" means an independent movable vehicular unit, having toilet and bath facilities within; same not being dependent upon outside sanitation facilities.

Section 2.35 MOBILE HOME PARK: For the purpose of this ordinance a park constructed on any site, lot, parcel, field or tract of land, designed to accommodate three (3) or more mobile homes, to provide more or less permanent housing comparative to dwelling occupancy.

Section 2.36 MOTEL OR MOTOR COURT: A motel or motor court is a business comprising a dwelling unit or a group of dwelling units so arranged as to furnish overnight accommodations for transient guests.

Section 2.37 PIGGERY: Any lot, parcel or tract of land on which hogs are kept, raised and fed on garbage or other refuse; same considered a nuisance because of offensive odors therefrom.

Section 2.38 PUBLIC UTILITY: Any person, firm, corporation, municipal department or board duly authorized to furnish and furnishing to the public, under municipal, state or federal regulation, electricity, gas, steam, telephone, telegraph, sewage disposal, transportation or water.

Section 2.39 SET-BACK LINES: Lines established adjacent to highways and high water lines for the purpose of defining the limits within which no building or structure or any part thereof shall be erected or permanently maintained.

Section 2.40 STORY: A story is that portion of a building included between the surface of any floor and ceiling next above. A basement shall be considered a story if its ceiling is more than five feet above the average established grade.

Section 2.41 STORY, HALF: A half story is an uppermost story lying under a sloping roof the area of which does not exceed 75% of the floor areas of the story immediately below it and not used, or designed, arranged or intended to be used, in whole or in part, as an independent housekeeping unit or dwelling.
Section 2.42 STREET: A public thoroughfare which affords a principal means of access to abutting property.

Section 2.43 TENT: Tents as used in this ordinance shall not include those used solely for children's recreational purposes.

Section 2.44 TRAILER COACH: For the purposes of this ordinance "Trailer Coach" means a dependent moveable vehicular unit, having no toilet and bath facilities, same being dependent on outside sanitation facilities.

Section 2.45 TRAILER COACH PARK: For the purposes of this ordinance, is a park constructed on any site, lot, parcel, field or tract of land, designed to accommodate three (3) or more trailer coaches, designed to provide for more or less transient temporary tourist type of occupancy; a park which provides necessary outside sanitary facilities for the occupants of the dependent trailer coaches parked therein.

Section 2.46 USE: The purpose of which land or buildings thereon are designed, arranged or intended to be occupied or employed, or for which they are occupied or maintained is hereby termed the use.

Section 2.47 USE—LEGAL NON-CONFORMING: An existing use of land and structures as of the effective date of this ordinance which does not conform to the uses specified as permitted in a District, but which is not construed by this ordinance as a nuisance, or damaging to abutting property, or hazardous to persons.

Section 2.48 USE—ILLEGAL NON-CONFORMING: An existing use of land and structures as of the effective date of this ordinance which does not conform to the uses specified as permitted in a district and which is construed by this ordinance as a nuisance, or damaging to abutting property or hazardous to persons; such uses to be discontinued and abated.

Section 2.49 USED MATERIAL: A "Used Material Yard" for the purpose of this Ordinance shall be any lot, parcel or tract of land used solely for the purpose of storage and sale of used and or reclaimed building material, including plumbing and heating piping, fixtures, etc.

Section 2.50 YARD, FRONT: A front yard is an open space extending the full width of a lot and of a uniform depth measured horizontally at right angles to the front lot line nearest the side of the right-of-way line of the highway and shall be unoccupied from the ground upward except as hereinafter specified.

Section 2.51 YARD, REAR: A rear yard is an open space extending the full width of a lot and of a uniform depth measured horizontally at right angles to the rear lot line and unoccupied from the ground upwards as hereinafter specified.

Section 2.52 YARD, SIDE: A side yard is an open space extending from the front yard to the rear yard and of a uniform width measured horizontally at right angles to the side lot line; and unoccupied from ground upwards except as hereinafter specified.
ARTICLE 3.00 — GENERAL REGULATIONS

Section 3.01 INTERPRETATION. The provisions of the ordinance shall be liberally interpreted for the purposes of promoting the purposes set forth in the preamble; and the limitations herein set forth shall be construed as the minimum limitations.

Section 3.02 USES: Except as hereinafter provided, no building, lot, land, or part thereof shall be used, altered, constructed or reconstructed, nor shall alterations be made in any existing building in Green Oak Township, except in conformity with the provisions of this ordinance which apply to the zone in which it is located.

Section 3.03 SCHEDULE OF REGULATIONS GOVERNING LOT SIZES, YARDS, SETBACKS, LOT COVERAGE AND BUILDING SIZE. The following minimum regulations apply within the Zoning districts as indicated.

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Minimum Lot Size (sq. ft.)</th>
<th>Minimum Lot Width (ft.)</th>
<th>Minimum Yard Setbacks (ft.)</th>
<th>Maximum Lot Coverage (sq. ft.)</th>
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<tr>
<td>R-1: FR:</td>
<td>1,000</td>
<td>25</td>
<td>35</td>
<td>450</td>
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<tr>
<td>R-2: K-3</td>
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<td>R-3: (B)</td>
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<tr>
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<tr>
<td>FPD: III</td>
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<td>15</td>
<td>35</td>
<td>None</td>
</tr>
<tr>
<td>L-1: O-1</td>
<td>45,000</td>
<td>15</td>
<td>35</td>
<td>None</td>
</tr>
</tbody>
</table>

FOOTNOTES TO SECTION 3.03—GREEN OAK TOWNSHIP ZONING ORDINANCE

(1) Community sanitary sewer and community water supply available.
(2) Community sanitary sewer or community water supply available.
(3) Neither community sanitary sewer nor community water supply available.
(4) Minimum total lot area, 20,000 sq. ft.
(5) Minimum lot width, 125 ft.
(6) Lot must be of sufficient size to provide sanitary sewage facilities in accordance with the regulations and requirements of the Livingston County Health Department.
(7) Side yards abutting upon a street shall not be less than the side yard required under this Section where there is a common rear yard. In the case of a rear yard abutting a side yard of an adjacent lot, the side yard abutting a street shall not be less than the front yard required for the adjoining lot. In “RB-5” zones gasoline service stations on corners shall have front yard setbacks on each of the two intersecting streets.
(8) RB-3 District shall be regulated by the appropriate regulations for R-1, R-2, and R-3 Districts depending on the use to be made of the RB-3 District.

(9) Where more than one single family residence is constructed on a single lot or parcel of land, each such single family residence shall have the same area and front, side and rear yards as would be required were each such building constructed upon a separate lot or parcel so as to permit the future subdividing of said land into separate single family dwelling lots which will conform to all of the regulations of this Ordinance and in the Township's Subdivision Regulations and to the Regulations of the Livingston County Road Commission with respect to rights-of-way. Prior to issuing of a Land Use Permit for more than one single family residence upon single parcel of land, the Township Land Use Inspector shall be furnished with a sketch or map showing that this requirement is being complied with."

(10) Except farm buildings, out-buildings, churches, schools and municipal buildings.

Section 3.04 The above minimum lot sizes; maximum building coverage; and minimum yard areas, as specified in Section 3.03 shall not apply to lots of lesser size than 75 by 140 feet, of a subdivision recorded prior to the effective date of this Ordinance. In event the owner and/or builder should desire to erect a dwelling and/or garage on such a lesser size lot, he shall present the plans and specifications of the proposed dwelling to the Land Use Inspector; and it is provided that if said plans and specifications conform generally with the abutting or surrounding properties and side yards are 5 ft. wide, the said Land Use Inspector shall approve the same.

Section 3.05 "CERTIFICATE OF USE" PERTAINING TO NON-CONFORMING USE. It shall be mandatory for each Owner or Occupant of land, homes and trailer coaches in Non-Conforming Use to apply to the Zoning Board through the Township Clerk for a "Certificate of Use" within sixty (60) days after the effective date of this ordinance. Said application shall contain the names and addresses of the Owners or Occupants of the premises in non-conforming use; the legal description of the land in such use; description of buildings; structures or vehicular units in said non-conforming use the specific nature of the non-conforming use. Failure on the part of the owner or occupant of premises in non-conforming use to apply for said certificate within the time prescribed above, shall create the presumption on the part of the Board of Appeals, that such use is NOT a valid non-conforming use, therefore an "Illegal non-conforming Use" to be discontinued or abated forthwith.

Section 3.06 EXEMPTIONS OF ESSENTIAL SERVICES. Essential services shall be permitted as authorized and regulated by law and other ordinances of the Township of Green Oak, it being the intention hereof to exempt such essential services from the application of this ordinance.
Section 3.07 DISTRICT BOUNDARY CHANGES. When district boundaries shall hereinafter be changed, any non-conforming use may be still continued but subject to all other provisions of this ordinance.

Section 3.08 TEMPORARY DWELLINGS. No cabin, trailer, tent, garage, basement or other temporary structure whether of a fixed or movable nature, may be erected, moved or used for any dwelling purposes whatsoever for any length of time except as indicated in Article 3.21 and as follows:

(a) The location shall not be injurious to the surrounding property or neighborhood.
(b) The water supply and toilet facilities serving each shall conform to the minimum requirements as set forth by the County Health Dept.
(c) An application for a permit for the erection or movement shall be made to the Board of Appeals on a special form used exclusively for that purpose, and filed with the Township Clerk. The application shall be accompanied by an endorsement of the Township Land Use Inspector approving the location of each proposed structure, and the proposed water supply and toilet facilities therefor.
(d) The Board of Appeals shall give due notice of a hearing on such application if the design or proposed construction of the structure shall be such as to indicate that the structure is intended to stand as a permanent or the erection, movement, alteration, or use be inimical to the public health, safety and welfare.
(e) If the application is approved, the Township Clerk shall issue the owner and occupant a permit for such erection, movement, alteration or use. The permit for each shall clearly set forth that the permitted structure is intended as a temporary dwelling, and that said dwelling is to be vacated upon the expiration of a specific time limit to be determined by the Township Board of Appeals, which shall in no case exceed a period of twelve (12) months. On delivery of the permit, the owner and occupant shall certify in a space allotted for that purpose that he or she has full knowledge of the terms of the permit and the penalty applicable in the event of violation of the Zoning Ordinance. No permit shall be transferable to any other owner or occupant.

Section 3.09. OCCUPIED SPACES. Outside Stairways, fire escapes, fire towers, porches, platforms, balconies, boiler flues, and other projections shall be considered as part of the building and not as part of the yards or courts of unoccupied spaces.

Section 3.10. CLASSIFICATION OF MOVED BUILDINGS. Any building moved within a district and placed upon a foundation or any building moved into a district from without shall be considered a new building and be subject to all the limitations and requirements herein set forth relating to uses, construction, permits and certificates.
SECTION 3.11. CONSTRUCTION TIME LIMIT.

All buildings for the construction of which a permit is issued shall be completed on the exterior six (6) months from the date of issuance of Land Use Permit, provided, however, upon application being made the Township Board may grant an extension of time at its discretion of not to exceed an additional six (6) months period.

Section 3.12. UNLAWFUL BUILDING: In case any building or part thereof is used, erected, altered or occupied contrary to law or the provisions of this ordinance, such building shall be declared a nuisance and may be required to be vacated, torn down or abated by any legal means and shall not be used or occupied until it has been made to conform to the provisions of this ordinance.

Section 3.13. QUALIFYING SPACE. No building shall be erected, nor shall an existing building be altered, enlarged or rebuilt nor shall any open spaces surrounding any building be encroached upon or reduced in any manner, except in conformity with the regulations hereby established for the district in which such building is located. No portion of a lot used in complying with the provisions of this ordinance for yards, courts, lot area occupancy, in connection with an existing or projected building or structure, shall again be used to qualify or justify any other building or structure existing or intended to exist at the same time.

Section 3.14. NON-CONFORMING USES: Any lawful nonconforming use existing at the time of passage of this ordinance may be continued, provided, however, that except in the case of dwellings or farm buildings, the building or the lot or land involved shall neither be structurally altered nor enlarged unless such revised structure shall conform to the provisions of this ordinance for the district in which it is located. Provided further, that this section shall not prohibit structural alterations required by law.

Section 3.15. RECORD OF NON-CONFORMING USES. Immediately after the effective date of this ordinance, the Zoning Board shall cause to be prepared and maintained, a record of all non-conforming uses and occupations of land, buildings and structures; also of tents, mobile homes, trailer coaches; existing at the effective date hereof. Said record shall contain the names and addresses of Owners and Occupants of premises in non-conforming use; the legal description of the land in such use; description of buildings, structures or vehicular units in said non-conforming use; and the specific nature of the non-conforming use. The said Zoning Board shall prescribe the procedure for securing said record and making corrections and copies of the corrected record, which shall be filed in the office of the Township Clerk as part of the Township Records.

Section 3.16. FORFEITURE OF RIGHT TO CONTINUE NON-CONFORMING USE: When non-conforming use of property is discontinued, thereafter no right shall exist to maintain on said property a non-conforming use unless the Zoning Board with approval of the Township Board grants such privilege within six months after such discontinuance. No non-conforming use if changed to a use permitted in the
district in which it is located shall be resumed or changed back to a non-conforming use.

Section 3.17. RECONSTRUCTION OF DAMAGED NON-CONFORMING BUILDINGS AND STRUCTURES: Nothing in this ordinance shall prevent the reconstruction, repair or restoration and the continued use of any non-conforming building or structure damaged by fire, collapse, explosion, acts of God or acts of the public enemy, subsequent to the effective date of this ordinance, wherein the expense of such reconstruction does not exceed 60% of the total replacement cost of the entire building structure at the time such damage occurred; provided further that such restoration and resumption shall take place within six (6) months of the time of such damage and that it be completed within one (1) year from time of such damage, and provided further, that said use be identical with the non-conforming use permitted and in effect directly preceding said damage.

Section 3.18 STREET AND HIGHWAY PARKING: After the effective date of this ordinance it shall be unlawful for any person to park any motor vehicle or trailer over night on or along any public street or highway, or any private road used by two or more property owners; provided however that in case of emergencies the owner or his agent, or operator of said vehicle shall set up proper warning lights or flares marking the location of said parked vehicle and he shall notify the Sheriff's office or the State Police giving cause of such emergency parking, ownership, the description of the vehicle and location of same.

Section 3.19—REQUIRED OFF- STREET PARKING AND ACCESS. For each dwelling, business, commercial, industrial or other similar building thereafter erected or altered, and located on a public highway in the Township, and including buildings or structures used principally as a place of Public Assembly, there shall be provided and maintained suitable space off the right-of-way that is in general adequate for the parking or loading of vehicles in proportions shown in the following list, and such space shall be provided with safe exit to and safe entrance from the public thoroughfare. A minimum of two hundred (200) square feet exclusive of drives, entrances, and exits, shall comprise one (1) automobile parking space.

Minimum Parking Space Required:
1. For dwelling at least one (1) parking space for each dwelling unit.
2. For motels at least one (1) parking space for each individual sleeping unit or guest unit.
3. For private clubs at least one (1) parking space for each two (2) of the active membership.
4. For hospitals at least one (1) parking space for each (2) patient beds, excluding bassinets.
5. For sanitariums, convalescent houses and rest homes at least two (2) parking spaces for each four (4) patient beds.
6. For medical or dental clinics ten (10) spaces for each doctor or dentist having an office in such clinic.
7. For churches, theaters, auditoriums, stadiums and other places of public assembly at least (1) parking space for each two (2) seats.
8. For retail stores, personal service shops, business and professional offices at least one (1) parking space for every two hundred (200) square feet of gross floor area in said establishment.
9. Industrial or manufacturing establishments shall provide parking spaces sufficient in number to accommodate the parking of automobiles and other motor vehicles used by the firm or employees or persons doing business therein.

Section 3.20. LOADING DOCKS AND AREAS. It is hereby provided that all business, commercial and industrial concerns shall provide adequate and safe loading docks and areas for the unloading and/or loading of trucks and trailers. The Land Use Inspector shall determine the specifications for said loading docks and loading areas required for each use, and shall furnish each applicant with the necessary information.

Section 3.21. SPECIAL USE OF TENTS: The use of tents as a temporary dwelling in connection with recreational activities may be permitted upon application to the Township Clerk provided the necessary and proper health, sanitation, plumbing and fresh water facilities are available. Such permit shall be limited to a period of two (2) weeks. This does not apply to state owned land, operated for Camp Grounds.

Section 3.22. USE OF MOBILE HOMES AND TRAILER COACHES: From and after the effective date of this ordinance it shall be unlawful for any person to move a mobile home or trailer coach on to any lot, parcel or tract of land in Green Oak Township for any purpose, except as provided and permitted by this ordinance under parts A, B, C, D, E, or F of this section.

A. Mobile Homes and Trailer Coaches shall be in Conforming use when located within a licensed Mobile Home Park or a licensed Trailer Coach Park, subject to township regulations.

B. Mobile Homes and Trailer Coaches shall be in Conforming use when parked as a visitor in the yard of a dwelling owner or lessee without charge, on “Temporary Permit” issued by the Township Clerk. Application shall be made with three (3) days from date of arrival, same to bear property owner’s or Lessee’s written consent and agree to furnish the dwelling’s sanitary facilities. A “Temporary Permit” will be issued to one (1) mobile home or trailer coach at a time and be valid for a period of thirty (30) days.
C. A mobile home shall be in Conforming use when located on the building site of a fee simple owner or land contract purchaser under a permit for temporary use while construction of a permanent dwelling thereon. Prior to occupancy the following procedure will be followed.

(a) The location shall not be injurious to the surrounding property or neighborhood.
(b) The water supply and toilet facilities serving the mobile home shall conform to the minimum requirements as set forth by the County Health Department.
(c) Application made to the Township Clerk for a temporary permit to be accompanied by an endorsement by the Land Use Inspector approving the location of the Mobile Home on the property and the proposed water supply and sewage disposal for the mobile home use.
(d) The Township Clerk shall issue the owner and occupant a permit for temporary use of this mobile home on the property for six months, with an additional six months allowed if the Township Board grants additional building time on the construction, and that said mobile home is to be removed from the property at the expiration of the temporary permit or follow regulations in Section 3.22 F on delivery of the permit, the owner and occupant shall verify in a space allotted for that purpose that he or she has full knowledge of the terms of the permit and the penalty applicable in the event of violation of the Zoning Ordinance, and that no permit shall be transferable to any other owner or occupant.

D. Mobile Homes and Trailer Coaches shall be in Conforming Use when located on a farm or Forty (40) acres or more under a "Temporary Permit" for the occupancy of migratory farm workers. Said Farm Owner or Lessee shall first make written application to the Township Clerk, who shall issue said permit for one (1) or more vehicular units after an inspection shows (a) location of units to be not less than Two Hundred (200) feet from any public highway and-or boundary of adjoining property; (b) adequate fresh water supply and sanitary facilities. A permit shall be for a period of Sixty (60) days.
E. Mobile Homes and Trailer Coaches shall be in Conforming use when located on a land site approved by the Township, under "Temporary Permit" for the occupancy of construction workers on a specific job. The Employer shall first make written application through the Township Clerk, giving all pertinent data, including description of land to be used, number of vehicular units to be used. Providing inspection shows (a) location of units to be not less than Two Hundred (200) feet from any public highway and/or boundary of adjoining property; (b) adequate fresh water supply and sanitary facilities, then a "Temporary Permit" shall be issued covering the period of the specific Construction Job, not to exceed one (1) year; subject to an extension for one (1) year period for good cause.

F. Mobile Homes and Trailer Coaches shall be in Conforming Use when openly parked by the Owner on the said Owner's own dwelling site, providing said vehicular unit is unoccupied and located as follows: Back of front wall of dwelling and not closer than five (5) feet to any side or rear line.

G. VALID NON-CONFORMING USE OF MOBILE HOMES AND TRAILER COACHES. The use of any mobile home or trailer coach placed on a lot, parcel or tract of land in Green Oak Township prior to the effective date of this ordinance, which use is prohibited by this ordinance, shall be a "Valid Non-Conforming Use" that may be continued, subject to the provisions pertaining to "Non-Conforming Uses" herein contained.

H. NON-CONFORMING USE OF MOBILE HOMES AND TRAILER COACHES. It is hereby provided that as of the effective date of this ordinance that any "Non-Conforming Use" of a mobile home or trailer coach shall cease to be VALID and shall become ILLEGAL forthwith in event of any one or more of the following conditions pertaining to the use thereof:

(a) If said mobile home or trailer coach is removed from the lot, parcel or tract of land on which it has been located; said identical mobile home or trailer coach, nor any other vehicular unit shall be thereafter moved upon or used on said premises;
(b) If said mobile home or trailer coach is moved from its original location to another location on the same lot, parcel or tract of land;
(c) If the wheels of any such vehicular unit are removed, except for repair of wheel or tire;
(d) If any accessory structure, garage, storage shed shall be erected adjacent or in proximity of said vehicular unit;
(e) If said mobile home or trailer coach is not connected with fresh water supply and septic tank and drain field sewerage system prior to the effective date of this ordinance;
(f) If the yards surrounding said mobile home or trailer coach shall be ill kept and unsightly to the extent of being an eye-sore and a nuisance;
(g) If said mobile home or trailer coach shall be located less than one hundred (100) feet from any public street or highway.

I. Any and all "ILLEGAL NON-CONFORMING USES OF MOBILE HOMES AND TRAILER COACHES" on lots, parcels or tracts of land in Green Oak Township shall as soon as reported or detected be listed by the Township. Due written Notice and Complaint shall be served on the Owner or Occupant of the land being illegally used. Any such unlawful use shall cease forthwith under penalties provided by this ordinance.

Section 3.23. TRUCK AND EQUIPMENT PARKING. After the effective date of this ordinance it shall be unlawful for the owner, tenant or lessee of any lot, parcel or tract of land in an "R"-Residential District or the residential area of any other district, or in an "FR"-Farming-Residential District, to permit the open storage or parking, either day or night, thereon of trucks, semi-trucks and trailers, mobile homes or trailer coaches, tractors, bulldozers, earth carriers, drag lines, cranes, steam shovels and-or any other equipment or machinery. It is provided however that the owner, tenant or lessee of a farm may openly store the machinery and equipment used on his farm; and it is further provided that equipment necessary to be parked overnight on a lot, parcel or tract of land during construction work thereon shall be excepted from this restriction. Violations shall be subject to penalties of fine, imprisonment or both. This shall not apply to pickup or panel trucks.

Section 3.24. AGGREGATE MINING AREA REHABILITATION. It is hereby provided that all areas of land situated in "AR"-Aggregates-Residential, and "FAR"-Farming-Aggregates-Residential Districts shall automatically assume a Residential status upon the completion of the mining, processing and transporting of stone, gravel, sand aggregates or other minerals thereon except as hereinafter set forth in Section 3.25 and 3.26 or unless said mined out areas shall be given a different classification pursuant to the provisions of this ordinance. All areas of land situated in an "HI"-Heavy Industrial District, shall automatically assume full status as an "HI" District upon cessation of the mining, processing and transporting of aggregates; with all uses as permitted in such "HI" Districts. The owners of any such areas wherein the mining, processing and transporting of aggregates and other minerals has ceased shall rehabilitate and reclaim the same in accordance with the standards hereinafter set forth, namely:

(1) Ridges and piles caused by stripping and the casting of overburden shall be leveled to such an extent as to reasonably conform with the surrounding topography.

(2) Insofar as practicable precipitous banks shall be eliminated to reduce hazardous conditions on the premises, and where feasible such banks and other worked-over areas shall be seeded with grass or legumes, trees or shrubs shall be planted thereon so as to minimize erosion.

(3) All excavations must be made either to a water producing depth of not less than three (3) feet measured from the low water mark, or graded or back-filled with stripplings and overburden, surplus sand or
other non-noxious, non-inflammable or non-combustible solids to the following ends:

(a) That the excavated area will not collect or permit to remain therein stagnant water;
(b) That the surface of such areas be back-filled with the stripplings, over-burden and top-soil removed from the excavation and graded as necessary so as to reduce peaks and depressions;

The foregoing requirements as to rehabilitation shall be carried out as expeditiously as possible in conformity with sound restoration practices but in any event the same shall be completed within three (3) years after the cessation of mining processing and transporting of stone, gravel, sand and other minerals from or on any contiguous lands being made use of by the mining and processing operator. Written notice of the cessation of mining, processing and transporting of stone, gravel, sand or other minerals shall be given by the mining and processing operator to the Township Board within thirty (30) days after such cessation, which notice shall give the description of the lands and premises where said operations have ceased.

Section 3.25. Re: Sale of lands not fully rehabilitated: The owners of any lands which have been mined for aggregates, but which have not been fully rehabilitated in accordance with the provisions of Section 3.24 above may sell the said lands to (a) the State of Michigan; (b) The Huron Clinton Metropolitan Authority or to (c) Private individuals or corporations. In the event of the sale of any such lands to (c), then the purchaser(s) thereof shall assume all unperformed obligations of the Seller (Mining Operator and Owner) as required under this ordinance.

Section 3.26. Re: State Lands Leased to Individuals and Corporations: For the purposes of this Ordinance, it is hereby set forth that certain State owned land leased to individuals and corporations prior to the effective date of this ordinance for mining, processing and transporting of stone, gravel, sand or other minerals or uses other than State Park uses, shall, at the expiration of any such leases or extensions or renewals thereof, assume the status of “SMA”-State Park-Metropolitan Authority District and the uses permitted therein.

Section 3.27. SUBDIVISION AND TRAILER COURT PLAYGROUNDS. It is hereby provided that any residential subdivision offered for recording after the effective date of this ordinance, that comprise twenty-five (25) lots or more either as a single subdivision or as a group of adjacent subdivisions offered by a single owner, any lot containing less than fifteen thousand (15,000) square feet in area, or any trailer court that comprises twenty-five (25) lots or more shall provide a children's playground area equal in size to five hundred (500) square feet for each lot in the subdivision or trailer court. Said playground shall be well drained, graded, sodded, and safe; and shall be centrally located in the subdivision or trailer court. The upkeep of said playground shall be the responsibility of the lot owners or the owner of the trailer court as the case may be.
Section 3.28. BILLBOARDS AND SIGNS.

3.28.1 For the purpose of this Section the following definitions shall apply:

A sign shall include any words, numerals, figures, devices, designs, or trade-marks painted upon or otherwise affixed to a building, wall, board, plate, or any other structure for the purpose of making anything known.

An advertising sign is a sign which gives notice of or calls to the attention of the public any place of business, commercial, industrial or professional, or which gives notice of or describes any product, service or property or is otherwise calculated to promote any commercial, industrial or professional enterprise.

A billboard shall mean any structure or portion thereof designed or intended to be used for posting, painting, or otherwise affixing any advertising sign, which advertising sign does not pertain to the premises or to the use of premises on which the billboard is located or to goods sold or services rendered or activities conducted on such premises.

3.28.2 No billboard or advertising sign shall be permitted in R-1, R-2, R-3, FR, FAR, and AR Districts except as permitted in Paragraph 3.28.4, 3.28.5 and 3.28.6.

3.28.3 No sign exceeding eight (8) square feet shall be permitted in R-1, R-2, R-3, FR, FAR, and AR Districts except as permitted in Paragraph 3.28.5.

3.28.4 One sign advertising the sale, rental, or lease of the parcel of property on which it is located shall be permitted in R-1, R-2, R-3, FR, FAR and AR District. Such sign shall be removed immediately after the property is sold, rented or leased. Altering such signs after such sale, rental or lease to indicate that the property was sold, rented or leased by a particular person, firm or corporation shall not be permitted.

3.28.5 Advertising signs pertaining to real estate developments located within Green Oak Township and designed to promote the sale of lots or homes within a subdivision located within Green Oak Township shall be permitted by the Zoning Inspector provided the following conditions are fulfilled.

A. Such signs, when located upon the property in question, shall not exceed two hundred (200) square feet in area.

B. Such signs, when not located upon the premises described shall not exceed sixty-four (64) square feet in area and shall be limited in number to those reasonably necessary to direct the public to the premises on which the development is located.

C. Such signs shall be located in such positions as not to constitute a safety hazard by restricting the visibility of pedestrian or vehicular traffic.

D. Illumination of any such sign shall not be detrimental or annoying to surrounding property nor constitute a safety hazard.

E. The construction of any such sign shall be such that it will withstand normal wind forces encountered in the area. All such signs shall be properly maintained and shall not be allowed to become unsightly through disrepair or action of the elements.
F. A cash bond shall be filed with the Township Treasurer by the applicant to guarantee the proper maintenance of the sign over the period for which the permit is issued and removal of the sign after the expiration of the permit. Such cash bond shall be in the amount of one hundred ($100.00) dollars for all on premises signs approved, and twenty-five ($25.00) dollars for each off premises sign approved. In the event that the applicant fails to maintain any sign properly or fails to remove the sign at the expiration of the permit, such bond shall be forfeited and the applicant shall be required to remove the sign.

G. Such permit shall be for a period of two years and may be renewed by the Zoning Inspector upon the same conditions as set forth above. An inspection fee of five ($5.00) dollars shall be paid to the Township Treasurer for each sign at the time of the original permit and at each renewal thereof.

3.28.6 A single advertising sign pertaining to any business or profession lawfully being carried on within any R-1, R-2, R-3, FR, PAR and AR District shall be permitted on the parcel of property on which said business or profession is carried on.

3.28.7 In Commercial and Retail Business Districts and in FHI, HI and LM Districts any sign permitted in a R-1 District may be erected and such additional signs may be erected as permitted in the following paragraphs.

3.28.8 Advertising signs, other than billboards, may be painted on, made a part of, or attached to any commercial building located in a Commercial or Retail Business District or a FHI, HI or LM District but such signs shall not project from said building more than five (5) feet, nor shall they exceed two hundred (200) square feet in area.

3.28.9 Advertising signs, other than billboards, which are free standing shall be permitted in Commercial or Retail Business Districts or a FHI, HI or LM District, provided, such signs shall not exceed one hundred (100) square feet in area nor a height of twenty-five (25) feet as measured from the ground to the highest point on the sign. Such signs may be located in the required front yard, provided the bottom of the sign itself (excluding supporting structure) is at least ten (10) feet above the ground level or the sign does not exceed forty-two (42) inches in height from the ground level and the sign does not create any hazard to traffic by restricting visibility.

3.28.10 All advertising signs permitted in 3.28.8 and 3.28.9 shall be constructed in such a manner that they will withstand normal wind forces. All such signs shall be properly maintained and shall not be allowed to become unsightly through disrepair or action of the elements.

3.28.11 Billboards shall be permitted only in FHI, HI, LM and C-1 Districts and only with the approval of the Zoning Board of Appeals. Such approval shall be given where the erection or maintenance of the billboard will not unreasonably affect the use of adjoining land. Billboards shall not be permitted within fifty (50) feet of any road or highway right-of-way. Billboards shall not exceed fifteen (15) feet in height or twenty (20) feet in length, and shall be constructed in such a manner as that they will withstand normal wind forces. Billboards shall be properly
maintained and shall not be allowed to become unsightly through disrepair or action of the elements. A cash bond in the sum of one hundred ($100) dollars shall be filed with the Township Treasurer for each billboard to guarantee proper maintenance. Permits shall be issued for periods of two (2) years and may be renewed by the Zoning Inspector. An inspection fee of five ($5.00) dollars shall be paid at the time application for a billboard permit or its renewal is made.

3.28.12 No sign or billboard for which a permit has been issued hereunder shall thereafter be moved nor shall it be structurally altered in original permit. An additional fee of five ($5.00) dollars shall be paid at any way without the approval of the official or Board which granted the the time of application for permission to move or alter such sign or billboards.

Section 3.29 ACCESSORY BUILDINGS, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

3.29.1 Where the accessory is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this Ordinance, applicable to main buildings.

3.29.2 Accessory buildings shall not be erected in any required yard, except a rear yard.

3.29.3 An accessory building may occupy not more than twenty-five (25) percent of a required rear yard, plus forty (40) percent of any non-required rear yard, provided that in no instance shall the accessory building exceed the ground floor area of the main building.

3.29.4 An accessory building shall be located in the rear yard of the lot, except when structurally attached to the main building, not having a common party wall, and except that in row house development or apartment districts, parking area locations in the form of covered bays may be permitted in the rear of main buildings if the location is approved by the Board of Appeals.

3.29.5 No detached accessory building shall be located closer than twenty (20) feet to any main building nor shall it be located closer than five (5) feet to any side or rear lot line.

3.29.6 No detached accessory building in "R-1", "R-2", "R-3", "FR", "FAR", "AR", and "RB-3" Districts shall exceed one (1) story or fourteen (14) feet in height.

3.29.7 When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard line required on the lot in rear of such corner lot, unless such building is structurally attached to main building.
ARTICLE 4.00 — ZONING ADMINISTRATION

LAND USE PERMITS

Section 4.01. ZONING ADMINISTRATION: It is hereby provided that the Township Board of Green Oak Township shall appoint a Land Use Inspector to perform the duties herein specified to be performed by said officer in the administration of this ordinance.

Section 4.02. Except as may be provided otherwise in this Ordinance, the Township Board shall, by Resolution, determine and set the fees to be charged for all permits, certificates and copies thereof, and fees for appeals to the Board of Appeals. The Board may revise said fees from time to time by resolution, provided, however, that a public notice of any such revision shall be published in the newspaper having general circulation in Green Oak Township at least thirty (30) days in advance of the effective date thereof.

Section 4.03. No building or structure excepting farm outbuildings shall hereafter be erected or altered and no land shall be used until a permit shall first have been obtained by the owner of said building or land to be improved, except that no permit shall be required for minor alterations or repairs to existing structures costing three hundred ($300.00) or less, or for wrecking of buildings or structures of less than one thousand (1,000) cubic feet capacity.

Section 4.04. No Land Use Permit shall be issued to erect or alter a building or structure or make a use of land or make any changes in use thereof unless the same shall be in conformity with the provisions of this ordinance.

Section 4.05. It shall be the duty of all architects, contractors, subcontractors, builders and other persons having charge of the establishment of any use of land or the erecting, altering, changing, or remodeling of any building or structure, before beginning or undertaking any such work to see that a proper land use permit has been granted therefor and that such work and land use is in conformity with the provisions of this ordinance.

Section 4.06. APPLICATIONS: Applications for Land Use Permits shall be filed in quadruple with the Land Use Inspector upon forms furnished and approved by the Township Board and said application shall be printed in ink or typewritten, and shall furnish a general description of the contemplated construction and definite information as to area of the lot on which the building is to be constructed and its location thereon. Said applications shall be accompanied by bankable funds as herein required payable to the Township Treasurer.

Section 4.07. PERMITS. If the Township Land Use Inspector finds the application conforms to the requirements of this Ordinance and the statutes, he shall mark all copies of the application approved over his signature, one copy of which shall be retained by him, one copy shall be filed with the Township Clerk, one copy to be filed with the Township
Supervisor, and the other copy shall be returned to the applicant, together with a construction card signed by the Land Use Inspector stating the extent of the work authorized, which card shall be attached to and remain on the building during the process of the work authorized. The approval of the application and the issuance of construction card by the Land Use Inspector shall not be binding upon the Township Board or the Board of Appeals, in case it is subsequently discovered that the plans or the completed building do not conform to the requirements of this Ordinance.

Section 4.08. RECORDS AND COPIES OF APPLICATIONS, PERMITS: A complete record and copy of each Application for a Land Use Permit and each Land Use Permit issued pursuant to the provisions of this ordinance shall be filed with the Township Clerk and be a part of the Township Records; also a complete record and copy of each Application and Permit for Temporary Parking and Use of a Mobile Home or Trailer Coach pursuant to the provisions of this ordinance shall be filed with the Township Clerk and same shall be a part of Township Records. Copies of all Applications and Permits shall be furnished to any person having a proprietary or tenancy interest on the payment to the Township Clerk a Fee of One Dollar ($1.00) for each copy.
ARTICLE 5.00 — HEALTH — SANITARY, SAFETY AND
PROTECTIVE MEASURES

Section 5.01. COMMERCIAL BULK STORAGE OF INFLAM-
MABLE SUBSTANCE: No commercial bulk storage of gasoline or in-
flammable liquid or substance shall be made in tanks or other containers
unless said tanks or containers are completely below the ground level.

Section 5.02. REQUIREMENTS FOR RUBBISH DISPOSAL: It
shall be unlawful for any person to dump rubbish or waste materials on
any land in Green Oak Township except in and on Public or Private
Dumping Grounds approved by the Township Board for this purpose.

Section 5.03. EXCAVATIONS, HOLES, WELLS AND PITS: Ex-
cavations, holes, wells, pits of any description that are a danger or menace
to public health, safety and welfare are hereby prohibited; provided,
however, if same are occasioned and necessary during course of con-
struction or mining operations same shall be properly protected by barri-
cades and warning signs posted.

Section 5.04. DUMPING OF SOIL, SAND AND CLAY MATERI-
ALS: The dumping of any soil, sand, clay, gravel or like materials on
any lot or parcel of and in Green Oak Township is hereby prohibited, un-
less within six (6) months following the dumping thereof, such lot or par-
cel shall be graded to provide proper drainage, except as provided in
Section 3.24.

Section 5.05. “JUNK YARDS AND USED MATERIAL YARDS”
shall only be permitted to be located in “HI-HEAVY INDUSTRIAL
DISTRICTS,” provided however, that such a yard shall not be located
closer than five hundred (500) feet to any occupied dwelling, nor closer
than five hundred (500) feet to the boundary line of any residential sub-
division; nor closer than five hundred (500) feet to any public building,
school, church, hospital, sanitarium, convalescent home; and it is further
provided that the location of any such yard shall have the approval of the
Zoning Board and approval of the Township Board after a public hearing.

Section 5.06. It is mandatory that all “Junk Yards” and “Used Ma-
terial Yards” shall be wholly enclosed within a solid fence not less than
ten (10) feet in height; said fence to be painted and present a neat ap-
pearance.

Section 5.07. Each such yard shall be so designed as to structure
and storage area to be orderly; all junk or wrecked vehicles, equipment
and machinery and-or parts thereof; and fixtures shall be stacked in rows
and piles, not higher than eight (8) feet.

Section 5.08. All structures and fencing of a Junk Yard or Used
Material Yard shall be set back not less than fifty (50) feet from any
street or highway.

Section 5.09. JUNK YARD OR USED MATERIAL YARD IN
NON-CONFORMING USE: Any junk yard or used material yard in
existence on the effective date of this ordinance, which is located in a
district other than an "HI-Heavy Industrial District," shall be listed as a "Valid Non-Conforming Use" and may continue to operate subject to the provisions of this ordinance governing non-conforming use; and it is further provided that continuance of operation of such yards shall depend upon the maintenance of orderly appearance, the minimizing of noise, odors, smoke and absence of material number of justified and proven complaints that such yard is a nuisance.

Section 5.10. PROMISCUOUS LITTER OF JUNK IN PROXIMITY OF DWELLINGS OR ON ANY LOT, PARCEL OR TRACT OF LAND IN GREEN OAK TOWNSHIP: It is hereby specifically provided that any promiscuous litter of wrecked vehicles, or unsightly accumulation of junk equipment, machinery, and-or parts thereof, and-or used materials located either in the proximity of a dwelling or on any lot, parcel or tract of land in Green Oak Township shall not be considered a "Junk Yard" or "Used Material Yard." Such an existing condition shall be listed as an "Illegal Non-Conforming Use," to be abated in the public interest within fifteen (15) days from the date of complaint notice served either by mail, posting of the property, or personally by Township Clerk of Green Oak Township, Livingston County. Each day said illegal Non-Conforming Use continues unabated after the expiration of said fifteen (15) days complaint notice shall constitute a separate offense and violation subject to action and penalties as provided by this Ordinance.
ARTICLE 6.00 — ZONING BOARD OF APPEALS

Section 6.01. AUTHORITY: There is hereby established a Zoning Board of Appeals, the membership, powers, duties of which are prescribed in Act No. 184 of the Public Acts of the State of Michigan for 1943 as amended. The Zoning Board of Appeals in addition to the general powers and duties conferred upon it, by said Act No. 184, in specific cases and subject to appropriate conditions and safeguards, shall interpret and determine the application of the regulations established under this Ordinance in harmony with their purposes and intent as hereinafter set forth.

Section 6.02. MEMBERSHIP. The personnel of said Board shall consist of three (3) members. The first member shall be the Chairman of the Township Zoning Board, who shall serve during the term of his office; the second member shall be a member of the Township Board, who shall serve during the term of his office; the third member of the Zoning Board of Appeals shall be selected by the first two (2) members, from among electors residing in Green Oak Township who shall serve for a term of three (3) years from date of appointment.

Section 6.03. MEETINGS AND RECORDS: All board meetings shall be open to the public. Regular meetings shall be held at least once in each calendar year. Special meetings shall be held at the call of the Chairman, or as the Board may determine, or upon request of at least two (2) members; providing however, that at least twenty-four (24) hours notice shall have been given to each member prior to time set for a meeting. Two (2) members present shall constitute a quorum for conducting the Board's business. Concise records shall be kept of the board's official acts, and a copy of all such acts shall be filed in the office of the Township Clerk which shall be a part of the public records.

Section 6.04. POWERS AND DUTIES OF The Zoning Board of Appeals shall be provided by State Laws and as indicated in Section 6.05 through 6.15.

Section 6.05. The Board of Appeals shall hear and decide appeals from and review any order, requirement, decision or determination made by the Land Use Inspector in the administration of this ordinance, as hereinafter provided, and shall have the power to interpret the provisions of this Ordinance; to grant variances from the strict application of any of the provisions of this Ordinance and to grant permits for the use of temporary structures for dwelling purposes including trailer coaches.

Section 6.06. Any aggrieved person, including an Applicant, property owner, resident, citizen or official may make an appeal with respect to any requirement of this ordinance, or from any ruling or action of the Land Use Inspector, or from any order, decision or determination of the Zoning Board.

Section 6.07. The said Zoning Board of Appeals shall hear and decide all appeals from and review any requirement of this ordinance, or from any ruling or action of the Land Use Inspector, or from any order, decision or determination of said Zoning Board.
Section 6.08. An appeal shall be taken within such time as shall be prescribed by said Board, by general rule, by filing in writing with the said Board a request for such hearing, which shall fully specify the grounds for such appeal. The Board shall have on file all papers constituting the record upon which action the appeal shall have been taken.

Section 6.09. An appeal shall stay all proceedings in furtherance of the action appealed from, unless a stay would in the opinion of the Board cause immediate peril of life or property, in which case a stay of proceedings would not be granted by the Board and the appellant would have recourse only through a restraining order granted by Circuit Court.

Section 6.10. The Board shall fix reasonable time for the hearing of an appeal and give due written notice thereof to all parties of interest; such notice either to be delivered personally, or mailed to last known address. The Board may require any party applying for relief, to give such notice to all interested parties as said Board shall prescribe. At such hearings, any party of interest may appear in person, by agent or attorney.

Section 6.11. The Board may reverse or affirm wholly or partly, or may modify any order, requirement, decision or determination appealed from, and the decision of the Board shall be final, insofar as it involves discretion and the finding of the facts.

Section 6.12. The Board shall have the power to interpret the provisions of this ordinance in such a way as to carry out the intent and purpose of the same.

Section 6.13. The Board shall have the power upon appeal in specific cases where literal enforcement of its provisions will result in unnecessary hardship or involve practical difficulties to authorize variations or modifications of the terms of this ordinance, providing such change will not be contrary to the public interest to the end that the spirit of this ordinance shall be observed, public safety secured and substantial justice done.

Section 6.14. The Board shall have the power in addition to other proper variations and modifications to grant the following special exceptions after public notice and hearings:

(a) To permit the erection and use of a building or an addition to an existing building for public utility purposes necessary to public convenience and service, so located, designed and erected, and landscaped to conform harmoniously with the architecture and plan of the community.

(b) To approve temporary and conditional permits for legal non-conforming uses to terminate on a date specified in approval, which date shall not exceed two (2) years from date of permits, providing such uses are deemed helpful to the development of certain areas and which will not be detrimental to the neighboring areas; any renewal of such permits to have the approval of the Board, providing general conditions remain materially unchanged.
(c) To permit the variation or modification in the yard, off-street parking area, lot coverage, set-back lines of buildings, floor area of buildings and other variance or modifications in the provisions of this Ordinance as may be necessary to secure an appropriate improvement of a lot or parcel of land, which has such size, shape or dimension, or which has such peculiar topographical or geographical conditions that it cannot be appropriately improved without such variation or modification, provided that the purpose and spirit of the Ordinance shall be observed, public safety secured and substantial justice done.

Section 6.15. No variance in the application of the provisions of this ordinance shall be made by the Zoning Board of Appeals relating to use of land or buildings now existing or to be constructed, unless after a public hearing the board shall find that such variance will not:

(1) Adversely affect the purpose or objectives of this ordinance;
(2) Impair the adequate supply of light and air to adjacent property;
(3) Increase the hazard from fire, flood or other dangers;
(4) Diminish the marketable value of adjacent land and buildings;
(5) Increase the congestion in the public streets; or
(6) Otherwise impair public health, safety, comfort and general welfare.
ARTICLE 7.00 — ZONING DISTRICTS

Section 7.01 For the purpose of this Ordinance the Township of Green Oak is hereby divided into the following districts:

Section 7.06 “R-1” One-Family Residential District
Section 7.07 “R-2” Two-Family Residential District
Section 7.08 “R-3” Multiple-Family Residential District
Section 7.10 “FR” Farming Residential District
Section 7.12 “FAR” Farming Aggregates Residential District
Section 7.13 “AR” Aggregates Residential District
Section 7.14 “PHI” Farming Heavy Industrial District
Section 7.15 “HI” Heavy Industrial District
Section 7.16 “LM” Light Manufacturing District
Section 7.17 “C-1” Commercial District
Section 7.18 “C-2” Commercial District
Section 7.19 “RB-1” Retail Business District
Section 7.20 “RB-2” Retail Business District
Section 7.21 “RB-3” Retail Business District
Section 7.22 “RB-4” Retail Business District
Section 7.23 “RB-5” Retail Business District
Section 7.24 “SMA” State Metropolitan Authority District

Section 7.02. BOUNDARIES OF DISTRICTS. The boundaries of the above described Districts are hereby established as shown on the zoning maps which accompanies this Zoning Ordinance, which map with all notations, references and other information shown hereon shall be as much a part of this Ordinance as if fully described herein. Unless otherwise shown, the boundaries of the Districts are lot lines, the center lines of streets and alleys or such lines extended, and the limits of the Township of Green Oak.

Section 7.03. Where, due to the scale, lack of detail or illegibility of the zoning map accompanying this Ordinance there is any uncertainty, contradiction or conflict as to the intended location of any district boundary shown thereon, interpretation concerning the exact location of District Boundary Lines shall be determined upon the written application to, or upon its own motion, by the Board of Appeals.

Section 7.04. ZONING OF VACATED AREAS. Whenever any street, alley or other public-way within the Township of Green Oak shall have been vacated by official governmental action and when the lands within the boundaries thereof attach to and become a part of lands adjoining such street, alley or public-way, such lands formerly within such vacated street, alley or public-way shall automatically and without further governmental action thence forth acquire and be subject to the same zoning regulations as are applicable to lands to which same shall attach, and the same shall be used for the same use as is permitted under this Ordinance for such adjoining lands.
(a) Zoning of Filled Land; Use of Waters. Whenever any fill is placed in any lake or stream the land thus created shall automatically and without further governmental action thenceforth acquire and be subject to the same zoning regulations as are applicable to lands to which the same shall attach or be adjacent, and the same shall be used for the same purposes as are permitted under this Ordinance for such adjoining lands. No use of the surface of any lake or stream shall be permitted for any purpose not permitted on the land from which the use emanates.

Section 7.05. USES. No land contained within any zoning district within the Township of Green Oak shall be used for any purpose other than those uses specifically set forth in the following Sections, except as permitted by Section 3.14. (non-conforming uses.)

Section 7.06 “R-1” ONE-FAMILY RESIDENTIAL DISTRICT
Land in “R-1” Districts may be used for any of the following uses:
(a) One family dwellings.
(b) Publicly owned and operated libraries, parks, parkways, and recreational facilities.
(c) Churches and other facilities normally incidental thereto.
(d) Public, parochial and private, elementary intermediate and/or high schools offering courses in general education.
(e) Municipal buildings and uses.
(f) Accessory uses and accessory buildings.
See Section 3.03 for Regulations.

Except as otherwise provided by this Ordinance, the use of a Mobile Home, Trailer Coach, Tent or Temporary Dwelling shall not be considered to be either a dwelling as herein defined and permitted, or as a legal accessory use in this district for any purpose.

No uses permitted in an adjoining district, except residential farming and/or other uses permitted in “R-1”, “R-2”, “R-3”, and “FR” Districts, shall be permitted to locate closer than five hundred (500.00) feet to the boundary of any “R-1”, “R-2”, and “R-3” District, unless separated by a barrier.

Section 7.07 “R-2” TWO-FAMILY RESIDENTIAL DISTRICTS.
Land in “R-2” District may be used for any of the following uses:
(a) Two family dwellings.
(b) All uses permitted in “R-1” Districts.
See Section 3.03 for Regulations.
Section 7.08 “R-3” Multiple-Family Residential Districts.
Land in “R-3” District may be used for any of the following uses:
(a) Multiple dwellings.
(b) All uses permitted in “R-1” Districts and “R-2” Districts.
See Section 3.03 for Regulations.

Section 7.09 USES PERMISSIBLE ON SPECIAL APPROVAL IN “R-1”, “R-2”, and “R-3” RESIDENTIAL DISTRICTS.
The following uses may be permitted in “R-1”, “R-2”, and “R-3” Residential Districts by the Zoning Board provided the Zoning Board
finds that any such specific use will not be injurious to the area in which it is to be located and will be in harmony with the purposes and intent of this Ordinance. Such uses, if approved by the Zoning Board, shall be carried on in conformance with such conditions as may be imposed by the Zoning Board in order to prevent injury to the surrounding area and the specific conditions set forth below:

(a) Hospital or clinic, except animal hospitals, and except hospital or sanatorium for care of mental, drug or liquor addict cases.

(b) A dwelling constituting a home for children of others and those residing therein, or for the aged, indigent or physically handicapped, a rest or convalescent home (feeble minded, insane or drug or liquor addicts excluded) when located on a lot containing not less than 500 sq. ft. for each occupant therein and provided that no building is located nearer than 25 ft. to any lot line.

(c) Nursery schools, day nurseries and child care centers; provided that for each child so cared for, there is provided and maintained a minimum of 150 sq. ft. of outdoor play area. Such play space shall have a total minimum area of not less than 5,000 sq. ft. and shall be screened from any adjoining lot in any residential district.

Section 7.10 "FR" FARMING RESIDENTIAL DISTRICT.

(a) Agriculture, except piggeries and slaughter houses.

(b) All uses permitted in "R-1" Single Residential Districts.

Reference is hereby made to Section 3.03.

Except as otherwise provided by this Ordinance, the use of a Mobile Home, Trailer Coach, Tent, or Temporary Dwelling shall not be considered to be either a dwelling as herein defined and permitted, or as legal accessory use in this district for any purpose.

Only those uses permitted in "R-1", "R-2", and "R-3" Districts shall be permitted to locate closer than one hundred (100.00) feet to the boundary of an "FR" District, unless separated by a "barrier", or unless agreed by the adjacent land owners to be less than 100 feet.

Section 7.11. USES PERMISSIBLE AND SPECIAL APPROVAL IN "FR" DISTRICTS.

The following uses may be permitted in "FR" Districts by the Zoning Board provided the Zoning Board finds that any such specific use will not be injurious to the area in which it is to be located and will be in harmony with the purposes and intent of this Ordinance. Such uses, if approved by the Zoning Board, shall be carried on in conformance with such conditions as may be imposed by the Zoning Board in order to prevent injury to the surrounding area and the specific conditions set forth below:

(a) The use of open land and water for privately owned and operated golf courses, parks, picnic groves and other similar facilities for outdoor exercise and recreation. No such use shall be allowed that will impair the natural appearance of such land and water or tend to produce noise or annoyance to surrounding properties.
(b) Home occupations, other than agriculture when conducted on property of 10 acres or more.

Section 7.12. "FAR" FARMING AGGREGATES RESIDENTIAL DISTRICT.
Land in "FAR" Districts may be used for any of the following uses:
(a) Mining, processing and transporting of stone, sand, or gravel aggregates or other minerals subject to the provisions of Sections 3.25 and 3.26 provided that the height of buildings used in the aggregate's business shall not exceed 25 ft. except that those structures used for washing, screening, piling or loading of aggregates may be of those heights which are necessary for the purpose.
(b) All uses permitted in "FR" Districts.
Reference is hereby made to Section 3.03.
Except as otherwise provided by this Ordinance, the use of a Mobile Home, Trailer Coach, Tent or Temporary Dwelling shall not be considered to be either a dwelling as herein defined and permitted, or as a legal accessory use in this district for any purpose.
Only those uses permitted in "R-1", "R-2", "R-3" and "AR" Districts shall be permitted to locate closer than five hundred (500) feet to the boundary of an "FAR" District, unless separated by a "barrier."

Section 7.13. "AR" AGGREGATE RESIDENTIAL DISTRICT.
Land in "AR" Districts may be used for any of the following uses:
(a) Mining, processing and transporting of stone, sand, or gravel aggregates or other minerals subject to the provisions of Sections 3.25 and 3.26 provided that the height of buildings used in the aggregate's business shall not exceed 25 ft. except that those structures used for washing, screening, piling or loading of aggregates may be of those heights which are necessary for the purpose.
(b) All uses permitted in "R-1" Districts.
Reference is hereby made to Section 3.03.

Section 7.14. "FHI" FARMING HEAVY INDUSTRIAL DISTRICTS.
Land in "FHI" Districts may be used for any of the following uses:
(a) Agriculture, except piggeries and slaughter houses.
(b) All uses permitted in "HI" Heavy Industrial Districts.
Reference is hereby made to Section 3.03.

Section 7.15. "HI" HEAVY INDUSTRIAL DISTRICTS.
Land in "HI" Districts may be used for any of the following uses:
(a) All heavy industrial uses, including drop forging, heavy stamping, fabricating, assembly and other manufacturing processes; except tanneries, slaughter houses, stock yards, oil refineries, soap factories or any similar uses which produce noxious, offensive, unhealthful and/or harmful odors, fumes, dust, smoke, waste or create conditions that are dangerous or hazardous to surrounding property. All buildings and structures shall be of fire-proof construction and shall not exceed 45 ft.
in heights except at certain other structures accessory to and necessary to their permitted use may be higher.

Reference is hereby made to Section 3.03

Section 7.16 "LM" LIGHT MANUFACTURING DISTRICTS.

Land in "LM" districts may be used for any of the following uses:

(a) The production and/or canning of cereals and other food products, dog foods, cider and vinegar, beverages and soft drinks, distillation of grains and fruit or medicinal or other purposes.

(b) The manufacture of wood, metal, plastic, fabric, synthetic specialties; wood patterns; concrete, cinder block, brick and stone products.

(c) Light manufacturing of all kinds, including fabricating, assembly, developing, processing involved in production of varied and sundry articles; provided, however, that only machinery and equipment for light stamping, milling, lathing, grinding, drilling, aluminum and plastic extrusion process, automatic punch and screw operations shall be permitted. Specifically, no forging equipment, steam hammers, heavy punch presses, heavy stamping equipment, heavy automatic screw machines shall be permitted in an "LM" District.

Reference is hereby made to Section 3.03.

Specifically no processes shall be permitted that are obnoxious or offensive by reason of emission of odors, fumes, dust, smoke, noise or vibration, or by reason of accumulation of unsightly waste material on private or public property.

The measurable noise emanating from the premises of a factory or shop shall not exceed seventy (70) decibels, as measured from the outside of the walls or roof of the building occupied for manufacturing uses, or as measured from the nearest building thereto.

All buildings and structures shall be of fire-proof construction; same shall not exceed thirty-five (35.0) feet in height, except that certain other structures accessory to and necessary to the permitted use may be higher.

Section 7.17 "C-1" COMMERCIAL DISTRICTS.

Land in "C-1" Districts may be used for any of the following uses:

(a) Wholesale houses; storage, warehouses and cartage business; bottling plants; dry cleaning plants; bakeries; auto garage and repair shops; contractor's yards and offices; lumber and equipment yards, and similar businesses.

Reference is hereby made to Section 3.03.

Specifically no processes shall be permitted that are obnoxious or offensive by reason of emission of odors, fumes, dust, smoke, noise or vibration, or by reason of accumulation of unsightly waste material on private or public property.

The measurable noise emanating from the premises of a commercial establishment shall not exceed seventy (70) decibels, as measured from the outside of the walls or roof of the building occupied for manufacturing uses, or as measured from the nearest building thereto.

All buildings and structures shall be of fire-proof construction; same shall not exceed thirty-five (35.0) feet in height, except that certain other structures accessory to and necessary to the permitted use may be higher.
Section 7.18 "C-2" COMMERCIAL DISTRICTS

Land in "C-2" Districts may be used for mobile home parks subject to the following conditions:

(a) Height, area, bulk and yard requirements.

(1) An open area shall be provided on each mobile home lot, to insure privacy, adequate natural light and ventilation to each mobile home and to provide sufficient area for outdoor uses essential to the mobile home. Each mobile home lot shall contain a minimum area of at least 3,000 sq. ft. All mobile home lots shall be computed exclusive of service drives, facilities and recreation spaces.

(2) The sum of the side yards at the entry side and non-entry side of a mobile home shall be not less than 20 ft.; provided, however, there shall be a side yard of not less than 15 ft. at the entry side of the mobile home and a side yard of not less than 5 ft. at the non-entry side of the mobile home. There shall be a rear yard of not less than 5 ft. at the rear end of the mobile home and a front yard of not less than 10 ft. at the front end of the mobile home. For irregularly shaped side yards the side yard is determined as the sum of the average width of each side yard provided that the required minimums above are maintained at all points in the side yard.

(3) No mobile home shall be located closer than 50 ft. to the right-of-way line of a public highway nor 20 ft. to the mobile home park property line.

(4) No building or structure erected or altered in a mobile home park shall exceed one story or 14 ft. in height.

(b) Access - mobile home parks shall have access to a major thoroughfare and shall abut directly upon a major thoroughfare.

(c) All mobile home parks shall further comply with Act 243 of the Public Acts of the State of Michigan, 1959, as amended.

(d) Roadways, parking, walkways and apron.

(1) There shall be roadways in each mobile home park reaching to each mobile home lot therein, which roadway shall be hard surfaced and not less than 32 ft. in width. A mobile home park must provide parking spaces as required by Section 3.19 of the Ordinance herein in the ratio of 1½ spaces for each mobile home lot. A 16 ft. width open and clear shall be maintained on all streets at all times for the passage of fire apparatus or other emergency vehicles.

(2) The mobile home park shall include 30" hard surfaced walkways from each mobile home lot to the service facilities of the mobile home park.

(3) Each trailer space or site shall be provided with a 4" concrete apron or concrete ribbons upon which the trailer shall be located.
(e) Plumbing and water supply.
(1) Only trailers with approved National Underwriters toilets and plumbing fixtures shall be occupied in any mobile home park.
(2) All plumbing fixtures shall be connected to a public sanitary sewer or township approved facilities and shall meet the requirements of the Livingston County Department of Health and the Michigan State Department of Health.
(3) Running water from a public or state tested and approved water supply shall be piped to each trailer and shall be adequately protected from frost.

(f) Fuel and gas supply.
(1) All fuel oil and all gas tanks shall be located on each trailer site in a uniform manner. All tanks shall be of an approved type to comply with building code standards and shall be equipped with vent pipes and with fused valves. All tanks shall be elevated on non-combustible stands, placed on a 4" concrete base and painted a uniform color.

(g) Electricity and lighting.
(1) All electric lines leading to each mobile home lot shall be underground and shall be provided with a three wire balanced 115-220 volt supply. When separate meters are installed each meter shall be located on a uniform standard post on the lot line of each mobile home park. Wiring shall comply with the recommended Detroit Edison standards for mobile home parks.
(2) Street and yard lights sufficient in number and intensity to permit the safe movement of vehicles and pedestrians at night shall be provided and such lights shall be lighted from one hour after sundown to one hour prior to sunrise each night.

(h) Canopies and skirting.
(1) If the mobile home is skirted, such skirt shall be of no less than 26 gage metal and connected with a rat wall or slab and so constructed and attached to the mobile home as to make it impossible for the entrance of rodents, flies, bugs or other insects. One access door in the skirt shall be permitted and a screen vent shall be installed along such skirting at intervals of 20 ft. so as to provide adequate cross-ventilation.
(2) Each mobile home shall be jacked up in a uniform manner. No mobile home shall have its wheels removed except for repair nor shall it be placed on a permanent foundation.
(3) Canopies and awnings may be attached to a mobile home. No canopy or awning shall exceed 10 ft. in width nor the length or height of the mobile home.
(i) Fences.

(1) If fences are provided they shall be provided by the mobile home park management and shall be uniform for all mobile home lots. Such fences shall not exceed 30 inches in height and shall be constructed in such a manner as to provide access to all sides of each mobile home for fire fighting purposes.

(j) Recreation space, greenbelts and landscaping.

(1) There shall be provided an area of not less than 100 sq. ft. for recreation for each mobile home lot in the mobile home park with a minimum area of not less than 5,000 sq. ft., which shall be no longer than two times its width. Such area shall be developed and maintained by the management so as to provide healthful recreation for the children of the mobile home park.

(2) The front yard and the side yard adjacent to a street shall be landscaped and the entire mobile home park shall be maintained in a clean, presentable condition at all times. A lawn shall be maintained over each mobile home lot except for those portions of the lot covered by the trailer or by terraces, walks or other concrete slab.

Section 7.19 “RB-1” RETAIL BUSINESS DISTRICT.
Land in “RB-1” Districts may be used for any of the following uses:

(a) Retail stores, restaurants, bakeries, bars, banks, professional and other business offices.

(b) Publicly-owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations, and gas regulator stations with service yards but without storage yards. Water and sewage pumping stations.

(c) Personal Service Shops i.e. Barber Shops, beauty parlors, shoe repair shops, laundry and dry cleaning pick-up stations, and other similar shops.

(d) Shops producing merchandise to be sold on the premises, providing not more than five (5) persons are required to produce same.

Reference is hereby made to Section 3.03.

Section 7.20 “RB-2” RETAIL BUSINESS DISTRICT.
Land in “RB-2” Districts may be used for any of the following uses:

(a) Hotels, motels, motor courts, theatres, drive-in theatres, kiddie-land parks, drive-in restaurants, and similar businesses all subject to the approval of the Zoning Board which Board shall with the help from consulting engineers determine the minimum requirements relating to plot plans, specifications and construction, including water supply, maintenance and operation, and sanitary sewerage disposal.
(b) All uses permitted in “RB-1” Districts.
Reference is hereby made to Section 3.03.

Section 7.21 “RB-3” RETAIL BUSINESS DISTRICT.
Land in “RB-3” Districts may be used for any of the following uses:
(a) Seasonal and resort. This will include cottages, resort living accommodations, boat rentals and all uses in “R-1”, “R-2”, and “R-3” Districts.
Reference is hereby made to Section 3.03.

Section 7.22 “RB-4” RETAIL BUSINESS DISTRICT.
Land in “RB-4” Districts may be used for any of the following uses:
(a) Bowling alleys; skating rinks; dance pavilions; miniature golf courses and similar uses all subject to approval of the Zoning Board which Board shall with the help from consulting engineers determine the minimum requirements relating to plot plans, specifications and construction, including water supply, maintenance and operation and sanitary sewerage disposal.
Reference is hereby made to Section 3.03.

Section 7.23 “RB-5” FILLING STATIONS.
Land in “RB-5” Districts may be used for any of the following uses:
(a) Gasoline filling stations vending gasoline, lubricants, tires, and other merchandise normally handled by garages and filling stations; also including car washing and other minor repair service.
Reference is hereby made to Section 3.03.

Section 7.24 “SMA” STATE METROPOLITAN AUTHORITY DISTRICT.
In “SMA” Districts, which comprise all lands owned by the State of Michigan and the Huron-Clinton Metropolitan Authority, said lands are on the effective date of this Ordinance being used for park and recreational purposes, except that a certain area of land owned by the Michigan Conservation Department, heretofore leased to the American Aggregates Corporation, is being used for the mining, processing and transporting of stone, gravel and sand aggregates and other minerals. It is hereby provided that at the expiration of said leases, or extensions thereof, said leased land shall return to “SMA” usage. It is further provided that the lessee shall notify the Zoning Board in writing of the expiration.
ARTICLE 8.00 — AMENDMENTS, VIOLATIONS
AND PENALTIES

Section 8.01. INITIATING AMENDMENTS. This Ordinance may be amended by changing the boundaries of districts or by changing or supplementing any other provisions hereof whenever the public necessity and convenience and the general welfare require such amendment. Said amendment may be initiated by resolution of the Township Board, the Zoning Board or by petition of one or more owners of property to be affected by the proposed amendment, which petition, in the case of an individual applicant, affecting his own property, shall be filed with the Township Clerk and shall be accompanied by a fee of fifty ($50) dollars, no part of which shall be returnable to the petitioner.

Section 8.02 PROCEDURE FOR MAKING AMENDMENTS.

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

(a) Each petition for amendment by one or more owners of property shall be submitted to the Township Clerk who shall refer the same for recommendation to the Zoning Board and who shall report the receipt of a requested zoning change to the Township Board at its next meeting.

(b) If after initial consideration, the Zoning Board tentatively determines to recommend the requested zoning change to the Township Board, the Zoning Board shall hold the public hearings as required by law.

(c) Notice of public hearings on any petition for amendment of this Ordinance which proposes to change Land Use Districts as shown on the Zoning Map within five hundred (500) feet of the boundary of adjacent townships or municipalities may be sent to the Zoning Board or other zoning agencies representing such townships or municipalities in order that coordination with adjacent zoning ordinances may be promoted.

(d) The petition, if approved by the Zoning Board, shall be submitted to the Livingston County Co-ordinating Zoning Committee for review.

(e) The petition shall be submitted to the Township Board by the Zoning Board and acted upon in accordance with the provisions of Section 11 of Act 184 of the Public Acts of 1943 as amended.

(f) Where an individual parcel of property has to be rezoned, notice of public hearing shall be given by first class mail to all property owners of property any part of which lies within 500' (feet) from the boundary of the property to be rezoned. Notice shall be addressed to the person whose name is shown as owner upon the tax rolls of the Township. The rezoning of any parcel of land shall be done only where said property owners voice no reasonable objections.
Section 8.03. Any firm, corporation or person who is convicted of violating any of the provisions of this ordinance shall be fined not less than twenty-five ($25.00) dollars nor more than one hundred ($100.00) dollars for each offense or shall be punished by imprisonment in the County Jail for a period not to exceed ninety (90) days for each offense, or may be both fined and imprisoned as provided herein. Each day a violation occurs shall constitute a separate offense. Any building which is erected, repaired, altered, moved or converted, or any use of land which is begun or changed subsequent to the effective date of this ordinance and in violation of any of the provisions thereof is hereby declared a nuisance per se.

Section 8.04. The Township Board or its duly authorized representative is hereby charged with the duty of enforcing the within Ordinance and said board is hereby empowered, in the name of said Green Oak Township to commence and pursue any and all necessary and appropriate actions and-or proceedings in the Circuit Court of Livingston County, Michigan, or any other Court having jurisdiction, to restrain and-or prevent any non-compliance with or violation of any of the provisions of this ordinance, and to correct, remedy and-or abate such non-compliance or violation. And it is further provided that any person aggrieved or adversely affected by such a non-compliance or violation may institute suit and-or join the Township Board in such a suit to abate the same.
ARTICLE 9.00 — SEVERABILITY

Section 9.01. This ordinance and the various parts, sentences, paragraphs, articles, sections and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, article, section or clause is adjudged unconstitutional or invalid for any reason, such holding shall not affect the remaining portion of this ordinance.
TO AMEND THE GREEN OAK TOWNSHIP ZONING MAP BY RE-CLASSIFYING CERTAIN
PROPERTY DESCRIBED HEREIN.

AMENDMENT TO ZONING ORDINANCE NO. 1

Section 1.

That the zoning map of said Green Oak Township Zoning Ordinance, as
previously amended, be and the same is hereby amended to show R-2,
Two-family residential district where FR Farm Residential district
is now shown in the area described as follows:
Commencing at a point on the North line of Section 34, Green
Oak Township, Livingston County, Michigan, 80 rods East from
the Northwest corner of said section, running thence parallel
with the West line of said section, 106 rods; thence East
parallel with the North line of said section, 12 rods;
thence North parallel to west line of said section, 106 rods
to the North line of said section; thence West on the North
line of said Section, 12 rods to the place of beginning,
excepting and reserving therefrom the right of way of the
Michigan Air Line Railway, all being in Township 1 North
Range 6 East, Michigan.

Section 2.

All ordinance or parts of ordinances in conflict herewith are
hereby repealed only to the extent necessary to give this ordinance
full force and effect.

AMENDMENT TO ZONING ORDINANCE NO. 2

SECTION 1. - That the zoning map of said Green Oak Township
Ordinance, as previously amended, be and the same is hereby amended
to show RB-5 Retail Business District where RB-2 Retail Business
District classification is now shown in the area described as
follows:
A part of the N.E. ¼ of the N.W. ¼ of Section 32, T1N, R6E,
Green Oak Township, Livingston County, Michigan described as:
Beginning at the N.W. corner of said N.E. ¼ of the N.W. ¼ of Section
32; Thence N. 87° 10' 42" East along the N. line of said Section 32
which is also the centerline of M-36 Highway, 625.5 ft.; Thence
South 02° 49' 18" East 50.0 ft.; Thence N. 87° 10' 42" East long the
N'ly R.O.W. line of M-36 Hwy, 63.7 ft. FOR A PLACE OF BEGINNING
OF THE LAND TO BE DESCRIBED; Thence continuing N. 87° 10' 42" East 207.
ft.; Thence S. 13° 38' 20" W. 200 ft.; Thence S. 87° 10' 42" W.
200 ft.; Thence N. 13° 38' 20" East 200 ft. to the place of begin-
ning, all being a part of the N.E. ¼ of the N.W. ¼ of Section 32,
T1N, R6E, Green Oak Township, Livingston County, Michigan.

SECTION 2. - All ordinances or parts of ordinances in conflict
herewith are hereby repealed only to the extent necessary to give
this ordinance full force and effect.
Section 1. - That the Zoning map of said Green Oak Township Zoning Ordinance, as previously amended, be and the same is hereby amended to show C-1, Commercial where RB-2 (Retail Business) and FR (Farm Residential) districts is now shown in the area described as follows: All that part of a parcel of land in Sections 31 and 32, T1N, R6E, Green Oak Township, Livingston County, Michigan described as:

"Beginning at a point on the South line of said Section 32, which is 5 chains and 88 links East of the Southwest corner of said Section 32; thence North 2 deg. West along a line fence between J. Taylor and Catherine Marr a distance of 32 chains and 7 links to the South line of lands of Alexander Todd; thence North 89 deg. 15' West along the South line of Todds' land a distance of 13 chains and 61 links to a stake; thence South 2 deg. East a distance of 32 chains and 45 links to the South line of said Section 31; thence North 89 deg. 80' East along the South line of said Sections 31 and 32 a distance of 13 chains and 61 links to the point of beginning." Which lies Northwesterly of a line 35 feet Northwesterly of (measured at right angles) and parallel to a line described as: Beginning at a point on the centerline of Eight Mile Road which is South 87 deg. 33'16" West along the South line of said Section 31 a distance of 770.47 feet, South 42 deg. 03' 41" West a distance of 4.47 feet and South 87 deg. 30'11" West a distance of 650.27 feet from the Southeast corner of said Section 31; thence North 05 deg. 14' 49" East a distance of 319.36 feet; thence North 71 deg. 03'41" East a distance of 725.28 feet to the point of curvature of a 1115.92 foot radius curve to the left (Chord bearing North 56 deg. 33'121" East); thence North-easterly along the arc of said curve 580.00 feet to the point of tangency of said curve; thence North 42 deg. 03'00" East a distance of 1000 feet to a point of ending.

Contains 24 acres, more or less.

Section 2 - All ordinance or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect."
Section 10.01. The Effective Date of this Ordinance is hereby declared to be April 26, 1967. With Amendments No. 1, 2 & 3.

Sections 10.02. We hereby certify that the within and attached Interim Zoning Ordinance for the Township of Green Oak, Livingston County, Michigan, was duly prepared, approved and passed by the duly appointed Zoning Board for said Township on the 11th day of April, 1967 and we further certify that the said within and attached Interim Zoning Ordinance is a true and accurate and complete copy of the Original thereof submitted for the approval of the Township Board of said Green Oak Township.

Dated this 11th day of April, 1967.

Signed.
Frank Heath, Chairman

The above ordinance was approved at a meeting of the Livingston County Coordinating Committee held on the 17th day of April, 1967 at Howell, Michigan.

Signed Allen B. Campbell
Allen B. Campbell, Chairman

The above ordinance was passed at a special meeting of the Township Board of Green Oak Township held on the 18th of April, 1967

Signed Howard B. Spicer
Howard B. Spicer, Supervisor

I, Mona Wenzel, Clerk of the Township of Green Oak, do hereby certify that the above ordinance was approved and adopted by the Green Oak Township Board at a meeting thereof, duly called and held on the 18th of April, 1967 and was ordered to be given publication in the manner prescribed by law.

Signed Mona M. Wenzel, Clerk

Published in the Brighton Argus on April 26, 1967
ADOPTED: September 8, 1966
Gerald Sixbey yes, Herbert Münzel yes, Pauline Kravetz yes, Ray Lanning yes, Mona Wenzel yes.

An Ordinance to amend the Green Oak Township Zoning Ordinance by re-classifying certain property described herein.

It is Hereby Ordained by the Township Board of the Township of Green Oak, Livingston County, Michigan:

SECTION 1. That the Zoning map of said Green Oak Township Zoning ordinance, as previously amended, be and the same is hereby amended to show R-2, Two family residential district where FR Farm Residential district is now shown in the area described as follows:
Commencing at a point on the North line of Section 34, Green Township, Livingston County, Michigan, 80 rods East from the Northwest corner of said section, running thence parallel with the West line of said section, 106 rods; thence East parallel with the North line of said section, 12 rods; thence North parallel to west line of said section, 106 rods to the North line of said section; thence West on the North line of said section, 12 rods to the place of beginning, excepting and reserving therefrom the right of way of the Michigan Air Line Railway, all being in Township 1 North, Range 6 East, Michigan.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

SECTION 3. The provision of this ordinance are hereby ordered to take effect upon publication of the ordinance according to law.

SECTION 4. This ordinance is hereby declared to have been adopted by the Township Board of the Township of Green Oak, County of Livingston, and State of Michigan, at the meeting thereof duly called and held on the 8th day of September, 1966 and ordered to be given publication in the manner prescribed by law.

I, Mona M. Wenzel, Green Oak Township Clerk, do hereby certify that the above ordinance was published in the Livingston County Press on September 14, 1965.

Mona M. Wenzel, Clerk
March 1, 1967