

**ARTICLE 18.00
LM LIGHT MANUFACTURING DISTRICT**

Section 18.01 PURPOSE

The intent is to provide a district for industrial, warehousing, research, wholesale and service uses, where the manufacturing, compounding, processing, assembling, treatment and/or warehousing of products from previously prepared materials may take place. It is further the intent of this district to insure that such uses are located adjacent to, and serviced by, a major thoroughfare; will be so located as to guard against such development negatively impacting adjacent districts because of the inherent conflict between said uses and other uses such as residential uses; and protect said districts from encroachment and limitations that may result from adjacent districts because of the inherent conflict between said uses and other uses such as residential uses

Section 18.02 PRINCIPAL PERMITTED USES

In all LM Light Manufacturing districts no building or land except as otherwise specifically provided for in this Ordinance, shall be erected or used for other than the following specified uses:

- Section 18.02.1 WHOLESALE ESTABLISHMENTS, WAREHOUSES,
 CARTAGE BUSINESSES, DISTRIBUTING PLANTS,
 FREEZERS AND LOCKERS

- Section 18.02.2 RESEARCH OFFICES, DESIGN OFFICES, EXPERIMENTAL
 LABORATORIES

- Section 18.02.3 THE MANUFACTURING, ASSEMBLING, COMPOUNDING,
 PROCESSING, PACKAGING, TREATMENT AND/OR
 TESTING OF SUCH PRODUCTS AS BAKERY GOODS,
 CANDY, PHARMACEUTICAL, TOILETRIES, DAIRY AND
 FOOD PRODUCTS, HARDWARE, CUTLERY, TOOL, DIE,
 GAUGE AND MACHINE SHOPS ETC. THE
 MANUFACTURING, ASSEMBLING, COMPOUNDING,
 PROCESSING, PACKAGING, TREATMENT AND/OR
 TESTING FROM BASIC RAW MATERIALS SHALL BE
 PROHIBITED

- Section 18.02.4 RESEARCH, TESTING, LABORATORY AND OFFICE USES
 RELATED TO PERMITTED INDUSTRIAL USES OR
 OPERATION

- Section 18.02.5 TRADE SCHOOLS

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Section 18.02.6 CENTRAL DRY-CLEANING PLANT

Section 18.02.7 ESSENTIAL SERVICES

Essential services such as public utility buildings, public utility transformer stations, sub-stations and gas regulator stations, without service or storage yards, shall comply with the requirements of ARTICLE 26.00 SCREENING, LAND USE BUFFERS, AND LANDSCAPE REQUIREMENTS and ARTICLE 37.00 DEFINITIONS and shall be subject to the following:

Section 18.02.7(a) A perimeter yard setback of not less than fifty (50) feet shall be provided.

Section 18.02.7(b) When a transmission or relay tower, etc. is proposed as part of the facility, the tower shall be so located that it does not present a nuisance to abutting residential properties. The tower shall be so located on the subject property that the distance from the base of the tower to all points on each property line shall be not less than one and one-half (1-1/2) times the height of the tower, unless engineering data is provided which indicates the proposed tower construction is such that failure would be restricted.

Section 18.02.7(c) The applicant substantiates that the proposed use will be so designed and so located as to reasonably minimize potential impact on adjoining properties by reason of noise, traffic problems or similar factors.

Section 18.02.7(d) In the case of cellular towers the requirements as found in Section 4.02 inclusively shall apply.

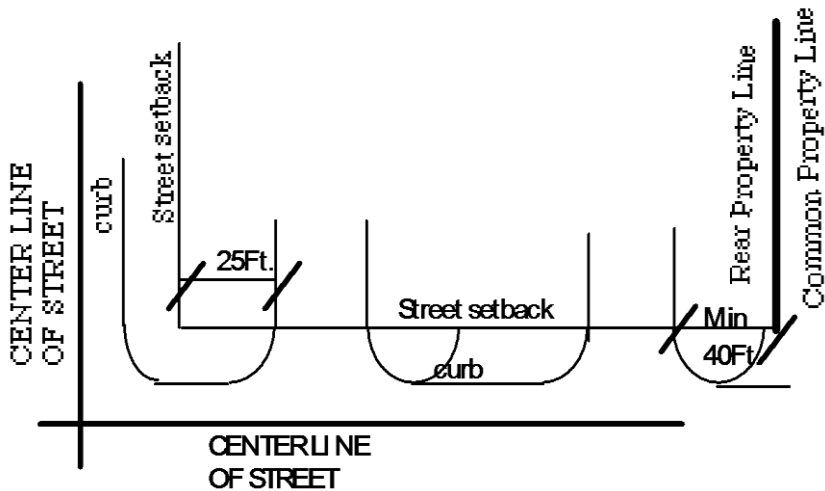
Section 18.02.8 MUNICIPAL USES OR BUILDINGS

Municipal uses or buildings such as, but not limited to: fire stations, police stations, parks, parkways, water treatment plants, sewage treatment plants and public or private emergency facilities without outdoor storage yards.

Section 18.02.9 AUTOMOBILE REPAIR GARAGES SUBJECT TO THE FOLLOWING:

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- Section 18.02.9(a) No repair garage etc. existing on the effective date of this Ordinance shall be structurally altered so as to provide a lesser degree of conformity with the provisions of this Section than existed on said date.
- Section 18.02.9(b) Minimum lot area shall be twenty six thousand (26,000) square feet.
- Section 18.02.9(c) Minimum lot width shall be one hundred and fifty (150) feet. When the facility is located on a corner lot the minimum width of one hundred and fifty (150) feet shall apply to frontage on both streets as measured from the street setback line.
- Section 18.02.9(d) All driveways for a repair garage shall be located not less than forty (40) feet from the common property line extended. In addition no driveway shall be located less than twenty-five (25) feet from the street setback line extended for a corner site.



- Section 18.02.9(e) No servicing or repair of any vehicle shall be permitted unless said vehicle is parked within the building.
- Section 18.02.9(f) All equipment used in the operation shall be located within an enclosed building.

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Section 18.02.9(g) All outside storage areas for trash, used tires, auto parts and similar items shall be enclosed by a five (5) foot masonry wall and shall comply with requirements for building setbacks (yard setback) as specified for this Section.

Outside storage or parking of disabled, wrecked, or partially dismantled vehicles shall not be permitted outside of areas specifically designated for said purpose on the site plan.

All repaired or wrecked cars waiting for repairs shall be screened from view. The use of the open space for parking of vehicles for storage, sale or rental or for any other use other than that defined in the approved site plan is prohibited. The entire lot, excluding the area occupied by the building, shall be hard-surfaced with concrete or a plant-mixed bituminous material except for planting and landscaped areas. All landscaped areas shall be separated from paved areas by a concrete curb. A minimum of ten (10) percent of the net site area shall be developed as landscaped area. The landscape area shall consist of trees, shrubs and ground cover.

Section 18.02.9(h) No repair garage or other similar establishment shall be located and no property shall be used as such, nearer than five hundred (500) feet to the nearest property line of any church, school (public or parochial), police station, fire station, hospital or building used for public assembly.

Section 18.02.9(i) All exterior lighting, including signs, shall be erected and hooded so as to shield the glare of such lights from view by adjacent properties.

Section 18.02.9(j) On a corner lot, both street frontage sides shall be subject to all the applicable front yard provisions of this Ordinance.

Section 18.02.9(k) Building elevations shall be submitted illustrating the configuration and design of the exterior of the building. The Planning Commission shall review same with respect to the architectural compatibility of the structure and other related improvements with the surrounding area.

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Section 18.02.10 ACCESSORY BUILDINGS AND USES

Accessory buildings, structures and uses customarily incidental to the above permitted uses.

Section 18.02.11 PONDS TO BE LOCATED WITHIN A LIGHT MANUFACTURING COMPLEX SUBJECT TO THE FOLLOWING:

Section 18.02.11(a) The construction, maintenance or existence within the Township of any unprotected, unbarricaded, open or dangerous excavations, holes, pits, wells, which constitute or are reasonably likely to constitute a danger or menace to the public health, safety or welfare, are hereby prohibited; provided, however, this Section shall not prevent any excavation under a permit issued, pursuant to this Ordinance, where such excavations are properly protected and warning signs posted in such a manner as may be approved by the Building Official and provided further, that this Section shall not apply to streams, natural bodies of water or to ditches, streams, reservoirs, or other major bodies of water created or existing by authority of the State of Michigan, the County of Monroe, the Township or other governmental agency.

Section 18.02.11(b) Ponds shall be set back at least one hundred (100) feet from all property lines and any dwellings. This requirement may be varied by the Commission for buildings located within a Light Manufacturing Complex.

Section 18.02.11(c) Ponds shall be subject to all applicable Department of Natural Resources and County Soil Conservation District requirements.

Section 18.02.11(d) Subject to the permit requirements of Section 4.21.2 of ARTICLE 4.00 GENERAL PROVISIONS.

Section 18.02.11(e) All man made ponds which are located on a parcel of land which is less than 5 Acres in area, shall be secured by totally enclosing the pond or the subject property with a fence which shall be a minimum of four (4) feet in height, unless otherwise approved by the Planning Commission. In reviewing this matter the Commission shall take into consideration the size of the subject property and the density and proximity of housing on the surrounding properties.

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Section 18.02.11(f) In all cases the pond, surrounding lands and the enclosure fence shall be maintained.

Section 18.02.11(g) In all cases a life saving station shall be located at the pond. The life saving station shall, as a minimum, have a flotation device with safety rope attached

Section 18.02.12 Landscape ponds subject to the following:

Section 18.02.12(a) A Landscape Pond for the purpose of this ordinance is an excavation, container, lining or other means for holding permanent water which is 2 ft. or less in depth, has a water surface of 300 sq. ft. or less and is intended for viewing purposes only. If a proposed pond is not a Farm Pond or a Landscape Pond as defined by this ordinance, it shall be considered a pond and shall be subject to the restrictions for a pond as found in Section 4.21.2 of this ordinance.

Section 18.02.12(b) A Landscape Pond may be constructed as an element ancillary to a residential use only. A landscape pond may not be developed on a lot which does not contain a single family use.

Section 18.02.12(c) The water source for the Landscape pond may be an open source of water (water fall, simulated creek etc.) provided it is 10 ft. or less from the Landscape Pond, 6-8 inches in depth and is 3 ft. or less in width (water surface).

Section 18.02.12(d) The Landscape pond must meet all building setback requirements for this district.

Section 18.02.12(e) Subject to the permit requirements of Section 4.21.1 of ARTICLE 4.00 GENERAL PROVISIONS.

Section 18.03 USES SUBJECT TO SPECIAL CONDITIONS

The following uses shall be considered uses subject to special conditions in this district and may be permitted only after public hearing and review and approval by the Planning Commission.

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The Commission shall review the application for use subject to special conditions in accordance with the procedure and standards as established in Section 3.09 of this Ordinance and specific standards directly related to the proposed use as established below:

Section 18.03.1 MUNICIPAL USES OR BUILDINGS WITH OUTDOOR STORAGE YARDS

Municipal uses or buildings such as, but not limited to: fire stations, police stations, parks, parkways, water treatment plants, sewage treatment plants with outdoor storage yards subject to the following.

Section 18.03.1(a) A perimeter yard setback of not less than fifty (50) feet shall be provided.

Section 18.03.1(b) The proposed use will be so designed and so located as to reasonably minimize potential impact on adjoining properties by reason of noise, traffic problems or similar factors.

Section 18.03.2 ESSENTIAL SERVICES WITH SERVICE AND/OR OUTDOOR STORAGE YARDS

Essential services such as public utility buildings, public utility transformer stations, sub-stations and gas regulator stations, with service or storage yards, shall comply with the requirements of ARTICLE 26.00 SCREENING, LAND USE BUFFERS, AND LANDSCAPE REQUIREMENTS and ARTICLE 37.00 DEFINITIONS and shall be subject to the following:

Section 18.03.2(a) A perimeter yard setback of not less than fifty (50) feet shall be provided.

Section 18.03.2(b) When a transmission or relay tower, etc. is proposed as part of the facility, the tower shall be so located that it does not present a nuisance to abutting residential properties. The tower shall be so located on the subject property that the distance from the base of the tower to all points on each property line shall be not less than one and one-half (1-1/2) times the height of the tower, unless engineering data is provided which indicates the proposed tower construction is such that failure would be restricted.

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Section 18.03.2(c) The applicant substantiates that the proposed use will be so designed and so located as to reasonably minimize potential impact on adjoining properties by reason of noise, traffic problems or similar factors.

Section 18.03.2(d) In the case of cellular towers the requirements as found in Section 4.02 inclusively shall apply.

Section 18.03.3 **KENNELS SUBJECT TO THE FOLLOWING:**

Section 18.03.3(a) All kennels shall be operated in conformance with all applicable County and State regulations.

Section 18.03.3(b) For dog kennels, the minimum lot size shall be one and one half (1.5) acres for the first three (3) dogs and an additional one (1) acre for each three (3) additional dogs.

Section 18.03.3(b)(1) Buildings wherein dogs or animals are kept, dog or animal runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to any adjacent dwelling or any adjacent building used by the public, and shall not be located in any required front, rear or side yard setback area.

Section 18.03.3(b)(2) Such facilities shall be under the jurisdiction of the Township Planning Commission, and subject to other conditions and requirements of said body deemed necessary to insure against the occurrence of any possible nuisance (i.e., fencing, soundproofing, sanitary requirements.)

Section 18.03.4 **LUMBER YARDS SUBJECT TO THE FOLLOWING:**

Section 18.03.4(a) The site shall be a minimum of five (5) acres.

Section 18.03.4(b) The lot or parcel shall be located so that at least one (1) property line abuts a major thoroughfare road. All egress/ingress to the facility shall be directly from the major thoroughfare road.

Section 18.03.4(c) All buildings shall be setback a minimum of fifty (50) feet from the street setback line of any adjacent street and all property lines.

Section 18.03.4(d) All building materials stored outside shall be set back a minimum of twenty five (25) feet from all property lines.

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Section 18.03.4(e) All outside storage shall be completely screened from the view of all adjacent streets and adjacent properties. All solid screen fencing shall include landscape plantings (consisting of trees and shrubs) between said fencing and all roads of general circulation and between said fencing and any adjacent residential used or zoned properties.

Section 18.03.4(f) No outside operations such as board cutting and trimming operations shall be permitted. All such activities shall be located within a building.

Section 18.03.5 INDOOR RENTAL STORAGE FACILITIES, SALES LOTS FOR NEW OR USED RECREATION VEHICLES, MOBILE HOMES, TRAILERS, AUTOMOBILES AND MODULAR HOMES SUBJECT TO THE FOLLOWING:

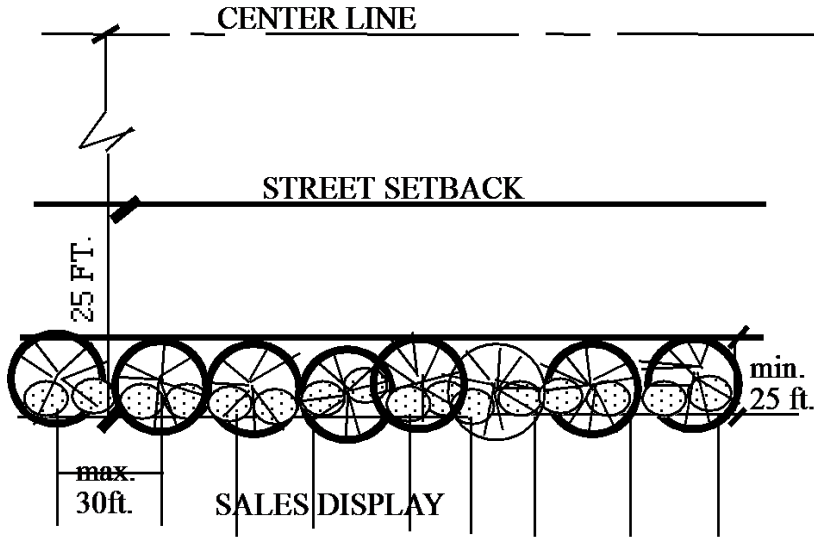
Section 18.03.5(a) All access to the facility shall be by way of a major thoroughfare.

Section 18.03.5(b) All ingress and egress to the facility shall be located a minimum of one hundred (100) feet from the intersection of any two streets.

Section 18.03.5(c) Lighting shall be provided in an amount which shall be sufficient to permit safe, effective movement of vehicles and pedestrians at low light conditions. All lighting shall be hidden source and shall comply with Section 4.38 Outdoor Lighting of this Ordinance.

Section 18.03.5(d) When the proposed facility abuts a street the outdoor sales area shall be set back a minimum of twenty five (25) feet from the street setback line. A minimum ten (10) foot planting strip shall be provided between the street setback line for the street and the sales lot. The planting strip shall consist of a minimum of one deciduous shade tree for every thirty (30) feet of frontage and shrubbery to break up the area without totally obstructing the view of the product. The minimum ten (10) foot planting area shall be parallel to the street and shall extend the full length of the frontage.

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Section 18.03.5(e) All service and repair activities shall be contained within an enclosed building.

Section 18.03.5(f) All interior circulation and sales lots for new or used recreation vehicles, mobile homes, trailers, automobiles and modular homes shall be paved consistent with the engineering standards for the Township. All new or used recreation vehicles, mobile homes, trailers, automobiles and modular homes associated with the development shall be considered part of the sales lot and shall therefore be paved and be subject to all of the requirements of this section. Section 18.03.6 shall not be applicable to any portion of the Site.

Amended by Zoning Ordinance Amendment No. 200-82, March 28, 2006.

Section 18.03.5-1 STORAGE LOT FOR RECREATION VEHICLES, MOBILE HOMES, TRAILERS, NEW OR USED AUTOMOBILES AND MODULAR HOMES SUBJECT TO THE FOLLOWING:

Section 18.03.5-1(a) All access to the facility shall be by way of a major thoroughfare.

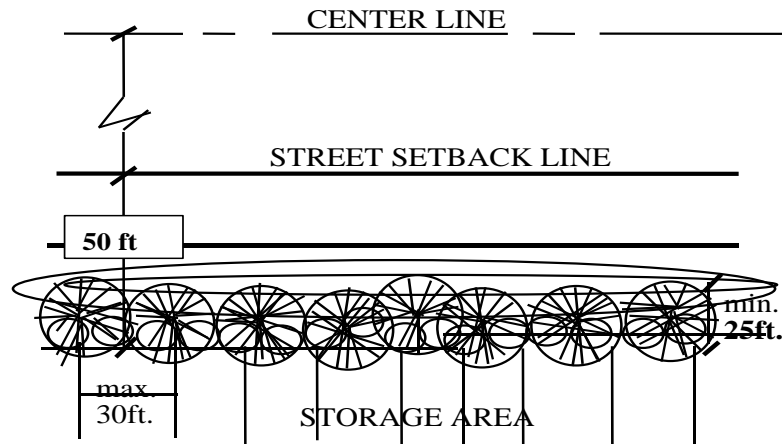
Section 18.03.5-1(b) All ingress and egress to the facility shall be located a minimum of one hundred (100) feet from the intersection of any two streets.

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Section 18.03.5-1(c) Repealed August 9, 2016 by Zoning Ordinance Amendment No. 200-122.

Section 18.03.5-1(d) Lighting shall be provided in an amount, which shall be sufficient to permit safe, effective movement of vehicles and pedestrians at low light conditions. All lighting shall be hidden source and shall comply with Section 4.38 Outdoor Lighting section of this Ordinance. Lighting should be kept to a minimum and may be waived by the Commission if hours of operation would not require.

Section 18.03.5-1(e) When the proposed facility abuts a street the outdoor storage area shall be set back a minimum of fifty (50) feet from the street setback line. A minimum twenty five (25) foot screening area shall be provided between the street setback line for the street and the storage lot. The screening area shall totally obscure the view of the stored items. The minimum twenty five (25) foot screening area may consist of evergreen trees, evergreen shrubs and/or mounding or a combination of these items. The minimum twenty five (25) foot screening shall be parallel to the street and shall extend the full length of the frontage.



Section 18.03.5-1(f) No service or repairs shall be conducted on the site.

Section 18.03.5-1(g) All stored recreation vehicles, mobile homes, trailers, automobiles and modular homes shall be duly licensed pursuant to the applicable statute and shall not be wrecked, disabled, abandoned, worn out, junked or incapable of operating.

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Section 18.03.5-1(h) Storage of parts, assembles and other materials shall be prohibited in the area encompassed by the Special Use.

Section 18.03.5-1(i) All sales shall be prohibited in the area encompassed by the Special Use.

Section 18.03.5-1(j) All storage areas shall be kept in a neat orderly condition free from weeds, trash, blowing papers and other debris or parts.

Section 18.03.5-1(k) All storage areas shall be subject to the yard requirements for the LM, Light Manufacturing district.

Section 18.03.5-1(l) All interior circulation and storage lots for, mobile homes, semi-trailers, automobiles and modular homes shall be paved consistent with the engineering standards for the Township.

Section 18.03.5-1(m) Both the primary circulation route in and out of the storage yard for recreation vehicles and the main interior circulation route shall be paved consistent with the engineering standards for the Township. The remaining storage areas may not be required to be paved consistent with the engineering standards for the Township provided the remaining storage areas shall be developed consistent with a cross section to be approved by the Township Engineer. The cross section must respond to the soil and moisture conditions of the site and provide a stable and a sound base for the recreation vehicles.

Section 18.03.5-1(n) Within the intent of this section, the Planning Commission may approve alternatives as it deems necessary to accommodate peculiar circumstances or unforeseen problems while still achieving the spirit and intent of this subsection of the Ordinance.

Amended by Zoning Ordinance Amendment No. 200-82, March 28, 2006.

Section 18.03.6 **OUTDOOR STORAGE AND CONTRACTOR YARDS
SUBJECT TO THE FOLLOWING:**

Section 18.03.6(a) All access to the facility shall be by way of a major thoroughfare.

Section 18.03.6(b) All ingress and egress to the facility shall be located a minimum of one hundred (100) feet from the intersection of any two streets.

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Section 18.03.6(c) Repealed August 9, 2016 by Zoning Ordinance Amendment No. 200-122.

Section 18.03.6(d) All such open storage shall be enclosed and screened on all sides of the subject property by a solid eight (8) foot wall or fence. When the proposed facility abuts a street the enclosure fence shall be setback in compliance with the specific yard requirements for the LM Light Manufacturing District and an eight foot planting strip shall be provided on the street side of the fence. The eight foot planting strip shall consist of a minimum of one deciduous tree for every thirty (30) feet of fencing provided. In addition flowering trees and shrubs in sufficient quantity and location shall be provided to break up the mass of the screen fencing. The planting strip shall be parallel to the street and shall extend the full length of the frontage.

Section 18.03.6(e) All stored material shall be located a minimum of twenty (20) feet from any interior lot line.

Section 18.03.6(f) A roadway shall be provided, graded, surfaced, and maintained from the street to the rear of the property to permit free and full access of fire trucks and other emergency vehicles at any time.

Section 18.03.7 AIRPORTS, LANDING FIELDS, HELIPADS AND PLATFORMS, HANGARS, MASTS AND OTHER FACILITIES FOR THE OPERATION OF AIRCRAFT SUBJECT TO THE FOLLOWING:

Section 18.03.7(a) Plans shall be approved by the Federal Aviation Agency and the Michigan Department of Aeronautics prior to submittal to the Township for review or approval.

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Section 18.03.7(b) The lot shall be so located as to abut a major thoroughfare and to provide public access and egress to and from said lot from said thoroughfare.

Section 18.03.7(c) The Planning Commission shall give particular attention to the potential impact of the facility on adjacent residential lands and the overall impact of the facility on the future land uses of the area as described in the Master Plan.

Section 18.03.8 BULK STORAGE OF GAS OR LIQUID FLAMMABLE MATERIALS SUBJECT TO ALL FEDERAL, STATE AND LOCAL FIRE CODES AND OTHER REGULATIONS

Section 18.03.9 RETAIL SALES AND/OR DISPLAY OF A PRODUCT WHEN SAID USE IS AN ACCESSORY USE TO THE PRINCIPAL PERMITTED USE SUBJECT TO THE FOLLOWING:

Section 18.03.9(a) The retail sales use and display areas combined shall not exceed thirty percent (30%) of the entire floor area of the structure.

Section 18.03.9(b) No outside storage, sales or display of merchandise shall be permitted.

Section 18.03.9(c) All sales of merchandise shall be conducted wholly within the retail portion of the structure.

Section 18.03.9(d) The retail sales use and display shall be of such location, size and character that it will be in harmony with the intent of the LM District, the orderly development of the LM District and will not be detrimental to the orderly development of adjacent districts and/or uses.

Section 18.03.10 INDOOR RECREATION FACILITIES, PRIVATE NON-COMMERCIAL AND PUBLIC COMMERCIAL RECREATION FACILITIES SUCH AS:

Bowling alleys, indoor and outdoor tennis facilities, pool and billiard halls, roller and ice skating rinks, batting cages and other general indoor or outdoor recreation facilities, when said facilities or the structure housing such facilities are located at least fifty (50) feet from any front, rear, or side yard of any residential lot in an adjacent residential district.

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Section 18.03.11 VETERINARY CLINICS, ANIMAL CLINICS AND ANIMAL HOSPITALS SUBJECT TO THE FOLLOWING:

Section 18.03.11(a) Any building designed or constructed for such uses shall be used for the sole purpose of providing necessary medical care for sick or diseased household pets and shall not be constructed or used as a boarding establishment for household pets.

Section 18.03.11(b) Animals eligible for treatment at such establishments as herein defined if kept overnight on the premises of such establishment or for a period longer than regular professional business hours, then a full-time duly qualified attendant shall be stationed in charge of said premises.

Section 18.03.11(c) In no case shall such establishments have open or outdoor runways, kennels or pens.

Section 18.03.11(d) In no case shall there be, in connection with the operation of such establishment, the disposal of rubbish and litter in such a manner as to be obnoxious or offensive.

Section 18.03.11(e) In no case shall there be any harboring of vermin or decaying matter on the premises, and effective provision shall be made to confine all noise, confusion and odor, if any, to the premises.

Section 18.03.11(f) The building housing such use and the ventilating system used in connection therewith shall be so constructed as to insure that all noise and odors emanating from the area used for the treatment and temporary keeping of such sick and diseased household pets is kept from reaching the building exterior.

Section 18.03.12 MAN MADE PONDS ARE NOT PERMITTED IN A LM, LIGHT MANUFACTURING DISTRICT EXCEPT WHEN LOCATED WITHIN A LIGHT MANUFACTURING COMPLEX SUBJECT TO THE REQUIREMENTS OF SECTION 18.02.11.

Section 18.03.13 OTHER RESEARCH, OFFICE, TESTING, MANUFACTURING, WHOLESALE, COMMERCIAL OR SERVICE USES NOT SPECIFIED

Any other research, office, testing, manufacturing, wholesale, commercial or service uses not specified as a principal permitted use which the Planning Commission finds not to be inconsistent with the purposes of this Article and will not impair the present or potential use of adjacent properties.

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18.04 DEVELOPMENT REQUIREMENTS

The following requirements shall be complied with in a LM Light Manufacturing District:

Section 18.04.1 SITE PLAN AND DEVELOPMENT APPROVAL FOR ALL USES AS SPECIFIED IN ARTICLE 27.00 OF THIS ORDINANCE

Section 18.04.2 OFF-STREET PARKING FOR ALL USES AS SPECIFIED IN ARTICLE 24.00 OF THIS ORDINANCE

Section 18.04.3 SCREENING AND LAND USE BUFFER FOR ALL USES AS SPECIFIED IN ARTICLE 26.00 OF THIS ORDINANCE

Section 18.04.4 SIGNS FOR ALL USES AS SPECIFIED IN ARTICLE 25.00 OF THIS ORDINANCE

Section 18.04.5 HEIGHT, AREA, LOT COVERAGE AND YARD REGULATIONS AS SPECIFIED IN ARTICLE 21.00 OF THIS ORDINANCE FOR THE LM LIGHT MANUFACTURING ZONING DISTRICTS

Section 18.04.6 GENERAL PROVISIONS OF THIS ORDINANCE, ARTICLE 4.00

Particular conditions or provisions may generally apply to development in this District as found in GENERAL PROVISIONS ARTICLE 4.00 of this Ordinance.

Section 18.04.7 YARD GRADING AND DRAINAGE

All yards in a LM Light Manufacturing District shall be graded in a manner which shall avoid the ponding of storm water unless said conditions have been designed to occur as part of a storm detention plan which has been approved by Frenchtown Charter Township and such grading shall comply with the engineering design standards for Frenchtown Charter Township. A detailed grading plan shall be submitted by the builder/developer and shall be approved by Frenchtown Charter Township prior to issuance of a permit.

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Section 18.04.8 SPECIFIC REQUIREMENTS

The following specific requirements shall apply with in a LM Light Manufacturing District:

- Section 18.04.8(a) All roads shall be constructed in accordance with standards adopted by Frenchtown Charter Township.
- Section 18.04.8(b) All utility lines or similar facilities intended to serve any use in a LM Light Manufacturing District, whether designed for primary service from main lines or for distribution of services throughout the site, shall be placed and maintained underground at all points within the boundaries of the site.
- Section 18.04.8(c) Sanitary and storm sewer systems shall be provided in accordance with standards adopted by Frenchtown Charter Township.
- Section 18.04.8(d) All buildings shall be readily accessible by fire and emergency vehicles and shall comply with the Township Fire Prevention Ordinance.
- Section 18.04.8(e) Lighting shall be provided in an amount which shall be sufficient to permit safe movement of vehicles and pedestrians at night. The lighting shall be hidden source and so located and designated as to reflect light away from adjacent properties with particular attention to single family residential areas.
- Section 18.04.8(f) Water system improvements and hydrant shall be provided in accordance with standards adopted by Frenchtown Charter Township.
- Section 18.04.8(g) The method of trash pick up shall be presented to the Planning Commission for approval. If dumpsters are proposed, they shall be screened in a manner acceptable to the Planning Commission. No dumpster shall be located less than fifteen (15) feet from any building. All dumpsters shall be located on a concrete pad sufficient in size (area) to accommodate the dumpster and the dumpster pick up vehicle.
- Section 18.04.8(h) Repealed August 9, 2016 by Zoning Ordinance Amendment No. 200-122.

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- Section 18.04.8 (i) See the current Building Code requirements, adopted by Frenchtown Charter Township, for regulations pertaining to pool fencing.
- Section 18.04.8 (j) Street trees shall be provided between the street or road pavement and sidewalk or street setback
- Section 18.04.8 (k) All parking spaces shall be restricted to customer and employee parking. Parking of vehicles used in the operation of the business shall be subject to review by the Planning Commission. All such vehicles shall be restricted to areas which are not exposed to public streets and roads.
- Section 18.04.8 (l) All uses shall be conducted entirely within a building unless otherwise approved.
- Section 18.04.8 (m) All exterior walls of every building (hereafter erected or extended or whose exterior is structurally altered) which faces a street or which is adjacent to property classified as residential shall be designed, treated and finished in a uniform manner similar to the basic material forming the exterior of the front of the building. The Planning Commission shall review and approve all proposed building elevations.
- Section 18.04.8 (n) Compliance with the Environmental Performance Standards in ARTICLE 29.00 PERFORMANCE STANDARDS is required for all uses.

Section 18.04.9 YARD USE

Except for private roads the area lying between the front property line and the back of curb or edge of roadway is street right-of-way and as such is under the jurisdiction of the Monroe County Road Commission or Michigan Department of Transportation. A permit from the Monroe County Road Commission or Michigan Department of Transportation shall be required for all work performed in this area. Parking of vehicles shall be restricted to driveways or approved designated parking areas. Parking or storage of vehicles on lawn or landscape areas shall be prohibited.

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