

**ARTICLE 9.00
RMH MOBILE HOME PARK DISTRICT**

Section 9.01 PURPOSE

This district is designed to provide for the location and regulation of mobile home parks thus providing for a variety of housing types and residential living environments in Frenchtown Charter Township. The community shall strive to achieve one of the primary goals of the master plan...a balance and variety of housing types and environments.

It is further intended that mobile home parks shall provide the necessary community services and setting to avoid over crowding, assure adequate light and ventilation and limit congestion.

Section 9.02 PRINCIPAL PERMITTED USES

In all RMH Mobile Home 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 9.02.1 SINGLE FAMILY DWELLINGS SUBJECT TO:

The requirements of ARTICLE 8.00 R-1-E, R-1-D, R-1-A, R-1-B, R-1-C, R-1-R SINGLE FAMILY RESIDENTIAL DISTRICTS for a R-1-C District only.

Section 9.02.2 ADULT FOSTER FAMILY CARE HOMES

Section 9.02.3 FAMILY DAY-CARE HOMES

Section 9.02.4 STATE LICENSED RESIDENTIAL FACILITIES FOR SIX OR LESS PERSONS

Section 9.02.5 MOBILE HOME PARKS SUBJECT TO THE FOLLOWING:

Section 9.02.5(a) Application. Preliminary or Tentative Site Plan approval shall be required for all mobile home parks and shall be subject to the following procedures:

Section 9.02.5(a)(1) The application for approval of a mobile home park shall be accompanied by a Preliminary or Tentative Site Plan. The application shall be filed with the Building Department for submission to the Planning Commission for their review, approval or denial.

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- Section 9.02.5(a)(2) Date of receipt. The date of receipt of the Preliminary or Tentative Site Plan shall be fifteen (15) days prior to the date of the next regular Planning Commission meeting where the fifteen day limit can be met.
- Section 9.02.5(a)(2-a) If a submission of a Preliminary Plan for a mobile home park was submitted immediately following a Planning Commission meeting, a severe hardship would result in the review and approval process. The above language is therefore proposed to insure a proper review can be completed without undue hardship on the developer of the mobile home park.
- Section 9.02.5(a)(3) Preliminary or Tentative Site Plans and specifications shall be submitted. All information as required by the site plan check list for Tentative Site Plan Approval shall be required.
- Section 9.02.5(a)(4) The Preliminary Plan shall be submitted to the Monroe County Road Commission, Monroe County Health Department and the Monroe County Drain Commissioner in accordance with Public Acts No. 96 of 1987, State of Michigan, as amended.
- Section 9.02.5(a)(5) The Planning Commission shall either approve, approve with modifications or disapprove the Preliminary or Tentative Site Plan **within sixty (60) days of the date of receipt of the Preliminary Plan, provided however that this requirement may be waived by the applicant.**
- Section 9.02.5(a)(6) The applicant shall be responsible for submitting, to the Township Building Official, four (4) complete sets of the final drawings approved by the State for construction . All mobile home parks shall be approved by the "Mobile Home

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Commission" of the State of Michigan and shall comply with all "rules" as adopted by the Commission as provided for by Public Acts No. 96 of 1987, State of Michigan, as amended.

Section 9.02.5(b) Minimum Lot Area. A mobile home park shall not be permitted on parcels of less than fifteen (15) acres in net area. In determining net area all dedicated interior and exterior right of way equal to or greater than eighty-six (86) feet in width shall be excluded. This shall not prohibit adding parcels of more or less than fifteen (15) acres to an existing mobile home park provided that the total park area (existing park plus the added parcel) shall be fifteen acres or greater in net area.

Section 9.02.5(c) Overall density, yard and area requirements.

Section 9.02.5(c)(1) Overall density for the mobile home park shall not exceed 6.5 dwelling units per acre.

Section 9.02.5(c)(2) The mobile home park shall be developed with sites averaging five thousand five hundred (5,500) square feet per mobile home unit. This five thousand five hundred (5,500) square feet requirement for any one site may be reduced by twenty percent (20%) provided that the individual site shall be equal to at least four thousand four hundred (4,400) square feet. For each square foot of land gained through the reduction of the site below five thousand five hundred (5,500) square feet, at least an equal amount of land shall be dedicated as open space. This open space shall be in addition to that required under rule 125.1946, Rule 946 and Rule 125.1941 and Rule 125.944, Rules 941 and 944 of the Michigan administrative code.

Section 9.02.5(d) Compliance with State and Local Requirements. Mobile home park developments shall comply with all requirements of Act No. 96 of the Public Acts of 1987, State of Michigan, as amended. Further all mobile home parks shall comply with this Ordinance, and all rules and regulations as established by the Michigan Mobile Home Commission State of Michigan.

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Section 9.02.5(e) Location of Mobile Homes. No mobile home shall be located anywhere within Frenchtown Charter Township except, in a mobile home park, in an authorized mobile home sales dealership or if it meets the criteria as established for a single family dwelling unit.

Section 9.02.5(e)(1) Emergency or temporary parking of a mobile home on a street alley or highway will be permitted for a period not exceeding two (2) hours subject to any further limitations imposed by traffic or parking regulations or ordinances for that street, alley or highway.

Section 9.02.5(e)(2) The business of selling new and/or used mobile homes as a commercial operation in connection with the operation of a mobile home development is prohibited. New or used mobile homes located on lots within the mobile home development to be used and occupied within the mobile home park may be sold by a licensed dealer and/or broker. This Section shall not prohibit the sale of a new or used mobile home by a resident of the mobile home development provided the development permits the sale.

Section 9.02.5(f) Mobile Home Standards. Each mobile home shall contain sanitary waste disposal facilities, sleeping accommodations, a tub or shower bath, kitchen facilities, and plumbing and electrical connections designed for attachment to appropriate external systems as commonly found in modern mobile homes. Each mobile home shall comply with the regulations of the U. S. Department of Housing and Urban Development as adopted on June 15, 1976, and all subsequent amendments to such standards and regulations. Mobile homes constructed prior to June 15, 1976 shall be in full compliance with NFPA 501B--1974/ANSI 119.1-1975 standards.

Section 9.02.5(g) Permit. It shall be unlawful for any person to operate a mobile home park unless a license for such operation, in compliance with the requirements of Michigan Public Act 96 of 1987, as amended has been obtained. The Building Official shall communicate his recommendations regarding

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the issuance of such licenses to the Director of the Mobile Home Division, Corporation and Securities Bureau, Michigan Department of Commerce. A certificate of occupancy shall be required for each mobile home.

Section 9.02.5(h) Inspections. The Building Official shall conduct periodic inspections. Whenever, the Building Official finds that conditions or practices exist which violate provisions of this Ordinance or other regulations referenced herein, the Building Official shall give notice in writing by certified mail to the Director of the Michigan Mobile Home Commission. A copy of such notification shall be sent by certified mail to the park owner or agent. The Building Official or other agents authorized by the Township are granted the power and authority to enter upon the premises of any mobile home park as specified by Michigan Public Act 96 of 1987, as amended at any time for the purpose of determining and/or enforcing any provision of this Ordinance.

Section 9.02.5(i) Roadway Standards. All roadways and driveways shall be hard surfaced and so constructed as to handle anticipated peak roads, drainage, and shall be lighted for safety and ease of movement of vehicles. All roads shall meet or exceed the engineering standards as established by the Mobile Home Commission. The interior road system shall be developed to service the residents of the mobile home park and shall therefore remain private.

Section 9.02.5(j) Width Of Access Drives. Two-way streets within a mobile home park shall have a minimum width of twenty one (21) feet where no parallel parking is permitted, thirty one (31) feet where parallel parking is permitted along one side of the street, and forty one (41) feet where parallel parking is permitted along both sides of the street. The minimum width of a one-way street shall be thirteen (13) feet where no parallel parking is permitted, twenty three (23) feet where parallel parking is permitted along one side, and thirty three (33) feet where parallel parking is permitted along both sides.

Section 9.02.5(k) Utilities and other similar or related services.

Section 9.02.5(k)(1) The plumbing connections to each mobile home site shall be constructed so that all lines are protected from freezing, from

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accidental bumping or from creating any type of nuisance or health hazard.

Section 9.02.5(k)(2) An adequate amount of running water to individual mobile home sites shall be piped to and meet the requirements of the County and State Health Departments and shall be adequately protected from frost.

Section 9.02.5(k)(3) Storm drainage facilities shall be so constructed as to protect the health, safety and welfare of those that will reside in the mobile home park, as well as the property owners adjacent to the park. Such park facilities shall be of such capacity to insure rapid drainage and prevent accumulation of stagnant pools of water in or adjacent to the park consistent with part 4 of the MDPH drainage standards.

Section 9.02.5(k)(4) All electric, telephone and other utility lines intended to serve any use in a R-M-H Mobile Home 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 Mobile Home Park. When separate meters are installed, they shall be uniformly located. Wiring shall comply with the recommended Detroit Edison standards for mobile home parks.

Section 9.02.5(k)(5) Any park fuel oil and gas storage shall be developed consistent with "Mobile Home Commission Rules".

Section 9.02.5(k)(6) Any proposed street and yard lights shall be consistent with " Mobile Home Commission Rules"

Section 9.02.5(k)(7) All plumbing fixtures shall be connected to a public sanitary sewer or approved facilities and shall meet the requirements of the Monroe County Health Department and Michigan State Health Department.

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- Section 9.02.5(k)(8) Television service if provided shall be from a master antenna, satellite dish etc. installed with underground connections to each mobile home site.
- Section 9.02.5(l) Fire extinguishing equipment. Every mobile home park shall be equipped at all times with fire extinguishing equipment in good working order consistent with "Mobile Home Commission Rules". No open fires shall be permitted at any place which may endanger life or property. No fires shall be left unattended at any time.
- Section 9.02.5(m) Greenbelt and berm. A greenbelt not less than twenty (20) feet in width shall be located and continuously maintained along all exterior boundary lot lines, except where the park abuts an exterior road.
- Section 9.02.5(m)(1) In the case where the park abuts an exterior road, the greenbelt shall be increased to forty (40) feet. The greenbelt area shall be measured from the property line or in the case where the park abuts an exterior road, the street setback line, exclusive of any required lot or active open space area. All greenbelt areas shall include berming, evergreen and deciduous trees and shrubs. The Commission shall determine upon recommendation of the planner, the adequacy of each element (evergreen tree, shrub etc.) proposed by the developer.
- Section 9.02.5(m)(2) There shall be provided at least one (1) deciduous tree (minimum caliper of 2-2 1/2 inches) in the front yard of every other mobile home site. All dead trees shall be removed immediately and replaced.
- Section 9.02.5(n) Grading. All yards and open space areas in R-M-H Mobile Home 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 water management facility which has been approved by the Planning Commission as part of the Preliminary or Tentative Site Plan Approval.

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- Section 9.02.5(o) Pads, mats or platforms. Pads, mats or platforms shall be installed in compliance with "Mobile Home Commission Rules" State of Michigan.
- Section 9.02.5(p) Anchoring. Installation and anchoring systems shall comply with all requirements as established in the "Mobile Home Commission Rules" State of Michigan.
- Section 9.02.5(q) Skirting. A uniform skirting shall be required to surround the base of a mobile home and installed within sixty (60) days after placement of said mobile home. Skirting shall comply with requirements as found in the Mobile Home Commission Rules" State of Michigan.
- Section 9.02.5(r) Storage Areas. No personal property shall be stored outside or under any mobile home. Storage sheds may be used to store property but need not be supplied by the owner of the mobile home development. If provided said sheds shall be uniform as to size and location throughout the mobile home park site and shall require a building permit for their construction or alteration. All sheds shall be located not closer than ten (10) feet to any adjacent structure or adjacent to a mobile home or site boundary line, maintained in good condition, kept clean and well painted. Further, sheds must comply with the Mobile Home Park Commission Rule 941 (1)(f).
- Section 9.02.5(s) Open space between mobile homes. The areas between mobile homes and other open areas located on each mobile home lot/site shall be seeded or sodded with grass or lawn and landscaped with trees and shrubs and thereafter shall be maintained so as to provide a utilitarian and healthful area free from debris or other outdoor storage.
- Section 9.02.5(t) Lot line fences if permitted in the individual mobile home park shall be uniform in height and shall not exceed thirty-six (36) inches in height and shall be constructed in such a manner as to provide firemen access to all sides of each mobile home and shall be in accordance with the Mobile Home Commission Standards, State of Michigan. Further, fences shall not be constructed of old or used material unless such material shall be reasonably sound in the judgment of the Building Official. Fences shall not be made of or contain barbed wire, electric current or charges of electricity or sharp or pointed projections of any kind; provided if such fence is constructed of pickets, the pickets shall be made of not less than 1 inch by 3 inch material and shall have an angle at the top of not less than 90 degrees.

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The fence shall comply with the requirements of the building code. Plastic or other types of stripes intertwined in cyclone fencing shall be prohibited.

Section 9.02.5(u) No mobile home may be occupied until a Certificate of Occupancy has been issued by the Building Official.

Section 9.02.6 ACCESSORY BUILDINGS, STRUCTURE AND USES CUSTOMARILY INCIDENTAL TO THE ABOVE PERMITTED USE

Section 9.02.7 PONDS TO BE LOCATED ON A LOT OR PARCEL CONTAINING A SINGLE FAMILY RESIDENTIAL STRUCTURE OR WITHIN A MANUFACTURED HOME PARK, SUBJECT TO THE FOLLOWING:

Section 9.02.7(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 9.02.7(b) Ponds shall be set back at least one hundred (100) feet from all property lines and any dwellings.

Section 9.02.7(c) Ponds shall be subject to all applicable Department of Natural Resources and County Soil Conservation District requirements.

Section 9.02.7(d) Subject to the permit requirements of Section 4.21.2 of ARTICLE 4.00 GENERAL PROVISIONS.

Section 9.02.7(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

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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.

Section 9.02.7(f) In all cases the pond, surrounding lands and the enclosure fence shall be maintained.

Section 9.02.7(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 9.02.8 Landscape ponds subject to the following:

Section 9.02.8(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 9.02.8(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 9.02.8(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 9.02.8(d) The Landscape pond must meet all building setback requirements for this district.

Section 9.02.8(e) Subject to the permit requirements of Section 4.21.1 of ARTICLE 4.00 GENERAL PROVISIONS.

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Section 9.02.9 Home Based Businesses, subject to the standards of Section 4.43.

Amended November 22, 2016, by Zoning Ordinance Amendment No. 200-124.

Section 9.03 USES SUBJECT TO SPECIFIC 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.

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 9.03.1 PUBLIC PAROCHIAL AND PRIVATE SCHOOLS SUBJECT TO THE FOLLOWING:

- Section 9.03.1(a) Minimum site size shall be two (2) acres.
- Section 9.03.1(b) Site must adjoin a major thoroughfare or collector road.
- Section 9.03.1(c) Any building used in whole or part for school purposes shall be located not less than seventy five (75) feet from any adjacent property line.
- Section 9.03.1(d) There must be provided and maintained a minimum of at least one hundred and fifty (150) square feet of outdoor recreation area for each enrolled student, with the minimum outdoor recreation area to be five thousand (5,000) square feet.

Section 9.03.2 NURSERY SCHOOLS, CHILD DAYCARE FACILITIES SUBJECT TO THE FOLLOWING:

- Section 9.03.2(a) No dormitory facilities permitted.
- Section 9.03.2(b) This facility shall comply with all State laws and standards.

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Section 9.03.2(c) A minimum of five thousand (5,000) square feet of usable outdoor play area shall be provided, equipped and maintained for each facility. The outdoor play area shall be fenced and screened from residentially zoned or used properties and adjacent parking areas. The objective shall be to offer visual separation from adjacent residential properties and/or to avoid negative visual intrusions into the play area.

Section 9.03.2(d) The nursery or day-care center shall front onto a major thoroughfare or collector road.

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Section 9.03.3 GROUP DAY-CARE HOMES SUBJECT TO THE FOLLOWING:

Section 9.03.3(a) The proposed facility is not closer than 1,500 ft. to:

Section 9.03.3(a)(1) Another licensed group day-care home.

Section 9.03.3(a)(2) Another adult foster care small group home or large group home licensed under the adult foster care facility licensing act, Act No. 218 of the Public Acts of 1979, being Sections 400.701 to 400.737 of the Michigan Compiled Laws.

Section 9.03.3(a)(3) A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under Article 6 of the Public Health Code, Act No. 368 of the Public Acts of 1978, being sections 333.6101 to 333.6523 of the Michigan Compiled Laws.

Section 9.03.3(a)(4) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the Department of Corrections.

Section 9.03.3(b) The proposed facility has appropriate fencing for the safety of the children in the group day-care home as determined by the Township.

Section 9.03.3(c) The proposed facility maintains the property consistent with the visible characteristics of the neighborhood.

Section 9.03.3(d) The proposed facility does not exceed 16 hours of operation during a 24-hour period. The Township may limit but not prohibit the operation of a group day-care home between the hours of 10 p.m. and 6 a.m.

Section 9.03.3(e) The proposed facility meets regulations, if any, governing signs used by a group day-care home to identify itself.

Section 9.03.3(f) The proposed facility meets regulations, if any, requiring a

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group day-care home operator to provide off-street parking accommodations for his or her employees.

Section 9.03.4 CHURCHES SUBJECT TO THE FOLLOWING:

Section 9.03.4(a) Minimum lot width shall be one hundred and fifty (150) feet.

Section 9.03.4(b) Minimum lot area shall be four (4) areas.

Section 9.03.4(c) The height of the building (excluding spire) may exceed the maximum height limitation for the district provided an additional foot of front, rear, and side yard setback is provided for every foot of height by which the building exceeds the maximum height limitation.

Section 9.03.4(d) The lot or parcel shall be located so that at least one (1) property line abuts a collector or major thoroughfare road. All egress/ingress to the facility shall be directly from this collector or major thoroughfare road.

Section 9.03.4(e) The main and accessory buildings shall be setback a minimum of one hundred (100) feet from any adjacent dwelling or residentially zoned property.

Section 9.03.4(f) Off street parking shall be prohibited from the front yard setback area and from the first fifteen feet of any side or rear yard setback. The yard setback shall be measured from the street setback line as established in ARTICLE 4.00 GENERAL PROVISIONS. Each yard area shall be landscaped with deciduous and evergreen trees and shrubs.

Section 9.03.4(g) The following minimum building setbacks shall be provided for all religious institutions:

- Front Yard Setback: 60 Feet
- Side Yard Setback: 30 Feet
- Rear Yard Setback: 60 Feet

Section 9.03.5 MUNICIPAL USES OR BUILDINGS

Municipal uses or buildings such as, but not limited to: township offices, fire stations, police stations or substations, post offices,

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treatment plants and public or private emergency facilities.

Section 9.03.6 HOSPITALS SUBJECT TO THE FOLLOWING:

- Section 9.03.6(a) Minimum lot area shall be ten (10) acres.
- Section 9.03.6(b) The lot location shall be such that at least one (1) property line abuts a major thoroughfare. The ingress and egress for off-street parking facilities for guests and patients shall be directly from said major thoroughfare.
- Section 9.03.6(c) All main and accessory buildings shall be setback a minimum of one hundred (100) feet from all property lines.
- Section 9.03.6(d) Ambulance and emergency entrance areas shall be located away and visually screened from adjacent residential uses. Screening shall be by way of a structure or by a masonry wall of six (6) feet or more in height.
- Section 9.03.6(e) No power plant or laundry shall be located nearer than three hundred (300) feet to any adjacent residential use or district.
- Section 9.03.6(f) Hospitals shall be constructed, maintained and operated in conformance with all applicable State and Federal laws.

Section 9.03.7 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 9.03.7(a) A perimeter yard setback of not less than fifty (50) feet shall be provided.
- Section 9.03.7(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 properties. The tower shall be so located on the subject property so 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

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Section 9.03.7(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 9.03.8 PRIVATE NON-COMMERCIAL RECREATION

Section 9.03.9 GOLF COURSE, COUNTRY CLUBS AND GOLF DRIVING RANGES SUBJECT TO THE FOLLOWING:

Section 9.03.9(a) Regulation length 18-hole golf course shall have a minimum lot size of 140 acres. Nine-hole courses with regulation length fairways shall have a minimum lot size of 60 acres. Eighteen-hole, par-3 golf courses shall have a minimum lot size of 50 acres.

Section 9.03.9(b) The principal and accessory buildings shall be set back at least seventy-five (75) feet from all property lines. Fairways and driving ranges shall be oriented and designed in such a manner and set back a sufficient distance to prevent golf balls from being hit outside the perimeter of the golf course or driving range.

Section 9.03.9(c) At least one (1) shelter building with toilet facilities shall be provided. The shelter shall meet all requirements of the Monroe County Health Department and the Township Building Code.

Section 9.03.9(d) Engineering data shall be submitted to the Township to permit review by the Township Engineering Consultant. The submitted data shall document the impact of the golf course watering system on ground water supply for the general area.

Section 9.03.9(e) Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main structure, provided exterior display or advertising of said facilities shall be restricted to the sign advertising the golf course and shall clearly by way of area, size of lettering etc. be identified as the accessory activity on the site.

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Section 9.03.10 TENNIS COURTS SUBJECT TO THE FOLLOWING:

Section 9.03.10(a) Tennis courts shall be located in the rear yard only, except for lake lots.

Section 9.03.10(b) On lake lots, tennis courts shall be located on the street side of the lot and shall be setback a minimum twenty (20) feet from the front property line. The Commission can give consideration to permitting a tennis court to be located on the lake side (between the residence and the lake) provided the tennis court meets the yard setbacks required for the residence.

Section 9.03.10(c) Tennis courts shall not be permitted to encroach into the required side yard setback for the primary building, as required for the zoning district wherein the tennis court is to be located.

Section 9.03.10(d) Tennis courts shall be located a minimum of ten (10) feet from the rear property line.

Section 9.03.10(e) Any lights constructed, maintained or used in conjunction with a tennis court shall be shaded, designed and directed so that any direct rays or glare will not project onto adjacent properties or upon a public right-of-way. All lighting operating beyond 11:00 PM shall be deemed a nuisance by this Ordinance.

Section 9.03.10(f) Practice backboards shall not be permitted as part of a tennis court in a residential district.

Section 9.03.10(g) A fence of at least ten (10) feet in height shall be required immediately surrounding the tennis court.

Amended August 9, 2016, by Zoning Ordinance Amendment No. 200-122.

Section 9.03.10(h) Setback for tennis courts shall be measured from the property line to the enclosing fencing.

Section 9.03.11 PONDS SHALL ONLY BE PERMITTED WHEN LOCATED ON A LOT OR PARCEL CONTAINING A SINGLE FAMILY RESIDENTIAL STRUCTURE OR WITHIN A MOBILE HOME PARK.

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- Section 9.03.11(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 9.03.11(b) Ponds shall be set back at least one hundred (100) feet from all property lines and any dwellings.
- Section 9.03.11(c) Ponds shall be subject to all applicable Department of Natural Resources and County Soil Conservation District requirements.
- Section 9.03.11(d) Subject to all of the specific requirements as found in ARTICLE 4.00 GENERAL PROVISIONS.
- Section 9.03.11(e) All man made ponds shall be secured by totally enclosing the pond or the subject property with a five (5) feet fence.

Section 9.04 DEVELOPMENT REQUIREMENTS:

The following requirements shall be complied with in a RMH Mobile Home Residential District:

- Section 9.04.1 SITE PLAN AND DEVELOPMENT APPROVAL FOR ALL USES AS SPECIFIED IN ARTICLE 27.00 OF THIS ORDINANCE, EXCEPT FOR MOBILE HOME PARKS. IN THE CASE OF A MOBILE HOME PARK, SITE PLAN APPROVAL SHALL BE REQUIRED FOR THE PRELIMINARY PLAN ONLY. ALL INFORMATION AS REQUIRED BY THE SITE PLAN CHECK LIST FOR TENTATIVE SITE PLAN APPROVAL SHALL BE REQUIRED.

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Section 9.04.2 OFF-STREET PARKING FOR ALL USES AS SPECIFIED IN ARTICLE 24.00 OF THIS ORDINANCE, EXCEPT FOR MOBILE HOME PARKS

Section 9.04.3 SCREENING AND LAND USE BUFFER FOR ALL USES AS SPECIFIED IN ARTICLE 26.00 OF THIS ORDINANCE, EXCEPT FOR MOBILE HOME PARKS

Section 9.04.4 SIGNS: ONLY ONE SIGN PER MAIN ENTRY SHALL BE PERMITTED IN A MOBILE HOME PARK. SAID SIGN SHALL NOT EXCEED (32) SQUARE FEET IN AREA (TYPICALLY EIGHT (8) FEET BY FOUR (4) FEET.) SAID SIGN MAY BE DOUBLE SIDED.

Section 9.04.5 HEIGHT, AREA, LOT COVERAGE AND YARD REGULATIONS AS SPECIFIED IN ARTICLE 21.00 SCHEDULE OF REGULATIONS OF THIS ORDINANCE FOR THE (R-M-H) ZONING DISTRICTS, EXCEPT FOR MOBILE HOME PARKS

Lot area and width may be modified from the specifications as found in ARTICLE 21.00 SCHEDULE OF REGULATIONS if criteria established in this ARTICLE 9.00 related to lot area and lot width reduction and the creation of open space can be met.

Section 9.04.6 YARD GRADING AND DRAINAGE, EXCEPT FOR MOBILE HOME PARKS

All yards in a RMH Mobile Home Park Zoning District, except for mobile home parks, 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. All yards in a mobile home park shall comply with MDPH specifications.

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Section 9.04.7 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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