

CHAPTER 2

Definitions

SECTION 201. RULES APPLYING TO THE TEXT.

For the purpose of this Ordinance, certain rules of construction apply to the Text, as follows:

- (1) Words used in the present tense include the future tense; and, the singular includes the plural, unless the context clearly indicates the contrary.
- (2) The word "person" includes a corporation or firm as well as an individual.
- (3) The word "structure" includes the word "building."
- (4) The word "lot" includes the words "plot", "tract", or "parcel".
- (5) The term "shall" is always mandatory and not discretionary; the word "may" is permissive.
- (6) The words "used" or "occupied" as applied to any land or structure shall be construed to include the words "intended, arranged or designed to be used or occupied."
- (7) Any word or term not herein defined shall be used with a meaning of common standard use.
- (8) The term "he" shall be read as he, she, or they.

SECTION 202. DEFINITIONS.

- (1) ACCESSORY OCCUPATION. An accessory occupation is an occupation carried on within the walls of an accessory building, and not visible or noticeable in any manner or form outside the accessory structure.
- (2) ACCESSORY USE. An accessory use includes a building or structure and is a use clearly incidental to, customarily found in connection with, and located on the same lot as the principal use to which it is related.
- (3) ADJACENT LOT. The parcel or parcels of land sharing a common boundary.
- (4) ADULT BUSINESS. For the purposes of this Ordinance, the following definitions shall apply:
  - (a) ADULT BOOKSTORE. An establishment permitting physical access by customers to floor area or shelf

space which is devoted to the display of books, magazines, or other periodicals, video tapes, photographs, or motion picture films, which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" as defined by this Ordinance. This definition also includes any establishment which indicates the availability of such material by any sign, advertisement, or other device, audible or visible from anywhere outside the principal building, regardless of the amount of area devoted to said materials.

(b) ADULTS-ONLY BUSINESS. Any business, club, or other organization wherein one or more persons display "Specified Anatomical Areas" or engage in "Specified Sexual Activities" as defined by this Ordinance, either in person or by photograph, motion picture, television, or other type of image. Further, this definition includes the following terms as defined by this Ordinance: "Adult Bookstore". "Adult Theater", "Massage Parlor", "Public Bath", and "Taxi Dance Hall".

(c) ADULT THEATER. Any establishment presenting material or activity distinguished or characterized by an emphasis on matter depicting, describing, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" as defined by this Ordinance for observation by patrons or customers.

- (5) AGRICULTURE. Farms and general farming, including horticulture, floriculture, dairying, livestock and poultry raising, farm forestry and other similar enterprises or uses, but no farms shall be operated for the disposal of garbage, sewage, rubbish, offal, or as rendering plants or for the slaughtering of animals, except such animals as have been raised on the premises or have been maintained on the premises and for the use of persons residing on the premises.
- (6) ALLEY. Any dedicated public way other than a street which provides only a secondary means of access to abutting property and is not intended for general traffic circulation.
- (7) ASSESSMENT ROLL. The official record of properties maintained by the County, noting legal description, ownership, and value of properties located in the County.

- (8) AUTOMOBILE CAR WASH. An establishment being housed in a building or portion thereof together with the necessary mechanical equipment used for washing automobiles.
- (9) AUTOMOBILE REPAIR SHOP. An establishment being housed in a building or portion thereof together with the necessary equipment used for the general repair of automobiles, engine rebuilding, rebuilding or reconditioning of motor vehicles, collision service and painting or undercoating of automobiles.
- (10) AUTOMOBILE SERVICE STATION. An establishment being housed in a building or portion thereof together with the necessary equipment used for the direct retail sale of gasoline or any other engine fuel, kerosene, or motor oil and lubricants or grease and including the sale of minor accessories, and the servicing of and minor repair of automobiles.
- (11) BARN. A building, usually large, for the storage of farm products, for feed, and for the housing of farm animals or farm equipment.
- (12) BASEMENT. A story having part but not more than one half (1/2) of its height above finished grade. A basement shall be counted as a story for the purpose of height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five (5) feet or is used for business or dwelling purposes.
- (13) BILLBOARD. A freestanding sign placed along high ways, generally for advertising purposes, often not placed on the site of the advertised business.
- (14) BLOCK. The property abutting one side of a street and lying between the two nearest intersecting or intercepting streets, or between the nearest intersecting or intercepting street and a physical barrier such as a railroad, right-of-way, park, river channel or unsubdivided acreage.
- (15) BREEZEWAY. A roofed open passage connecting two buildings (such as a house and garage) or halves of a building.
- (16) BUILDING. Any structure erected on-site, a mobile home or mobile structure, a pre-manufactured or pre-cut structure, above or below ground, intended primarily for the shelter, support, or enclosure of persons, animals, or property of any kind.

- (17) BUILDING PERMIT. That permit issued by the zoning administrator allowing the construction of a structure under a state-approved building code.
- (18) BUILDING, FRONT LINE OF. The line that coincides with the face of the building nearest the front of the lot. This face includes sun parlors and enclosed porches but does not include steps. Said line shall be parallel to the front lot line and measured as a straight line between the intersecting points with the side yard.
- (19) BUILDING, HEIGHT OF. The vertical distance measured from the mean elevation of the finished grade line of the ground above the front of the building to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the mean height level between eave and ridges for gable, hip, and gambrel roofs.
- (20) BUILDING LINE. A line defining the minimum front, side or rear yard requirement outside of which no building or structure may be located.
- (21) BUILDING, PRINCIPAL. A building in which is conducted the main or principal use of the lot on which it is located.
- (22) BULK STATION. A place where crude petroleum, gasoline, naptha, benzene, kerosene, or any other flammable liquid is stored for wholesale purposes only, where the aggregate capacity of all storage tanks is more than six thousand (6000) gallons.
- (23) CABIN. A small, one-story dwelling usually of simple construction and used on a seasonal basis.
- (24) CELLAR. A story having more than one half (1/2) of its height below the average finished level of the adjoining ground. A cellar shall not be counted as a story for purposes of height measurement.
- (25) CLINIC. An establishment where human patients who are not lodged overnight are admitted for examination and treatment by a group of physicians, dentists or similar professionals.
- (26) CLUB. An organization catering exclusively to members and their guests, or premises and buildings for recreational, artistic, political, or social purposes, which are not conducted primarily for gain and which do not provide merchandise, vending, or commercial activities except as required incidentally for the membership and purpose of such club.

- (27) COMMERCIAL RECREATION. Commercial recreational facilities are for-profit establishments providing recreational activities for a fee. Commercial recreational facilities include such uses as bowling alleys, roller rinks, etc.
- (28) COMMERCIAL SCHOOL. A commercial school is a private educational facility not operated as a nonprofit entity, and offering instruction in art, business, music, dance, trades, continuing professional education or other subjects.
- (29) COMMON LAND. A parcel or parcels of land together with the improvements thereon, the use, maintenance, and enjoyment of which are intended to be shared by the owners and occupants of the individual building units in a planned unit development.
- (30) CONSTRUCTION. The ongoing process or activity directed toward putting parts and materials together and culminating in a building or structure.
- (31) CONVALESCENT OR NURSING HOME. A building wherein infirm or incapacitated persons are furnished shelter, care, food, lodging, and needed attention for a compensation.
- (32) COTTAGE. A structure, generally seasonal, used for dwelling purposes.
- (33) COURTS. Open unoccupied spaces other than yards on the same lot with a building.
- (a) Court, inner. An open, unoccupied space not extending to the street or front, or rear yard.
- (b) Court, outer. An open, unoccupied space opening upon a street, alley, yard or setback.
- (34) COVENANT. A legal agreement between two or more parties or entities regarding the use of land.
- (35) COVERAGE, LOT. That percent of the plot or lot covered by the building area.
- (36) CUL DE SAC. A street with only one outlet having sufficient space at the closed end to provide vehicular turning area.
- (37) DEGREE OF NONCONFORMANCE. A measure of a property's relative lack of conformance, to be computed using whichever of the following standards applies:

- (a) SETBACK. The square footage of a building which lies within a required setback area.
  - (b) AREA. The square footage by which a building or parcel varies from the maximum or minimum area required for its zoning district.
  - (c) DEPTH OR WIDTH. The distance in feet by which the width or depth of a parcel varies from the minimum or maximum dimension for its zoning district.
  - (d) PARKING. The number of off-street parking spaces which a parcel lacks to conform with the requirements of Chapter 4, Section 401.
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- (38) DEPTH. For the purposes of interpreting the Dimensions Table, depth is the distance from a property line to a structure.
  - (39) DISTRICT REGULATIONS. Regulations for properties within each zoning district.
  - (40) DISTRICT AREA. An Area of land for which there are uniform regulations governing the use of buildings and premises, density of development, yard requirements, and height limitations.
  - (41) DOCKS, PIERS. Structures built out into the water to serve as landing places for boats.
  - (42) DOCKING FACILITIES. Structures built to receive and service ships and boats.
  - (43) DOUBLE-FRONT LOT. A lot, other than a corner lot, having frontage on two (2) more or less parallel streets. In the case of a row of double-front lots, one street will be designated as the front street for all lots. If there are existing buildings, the front of the building as designated will determine the front yard.
  - (44) DRIVE. A private road or pathway by which individuals gain access to their property.
  - (45) DRIVE-IN. A business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking space for motor vehicles so as to serve patrons while in the motor vehicle, or within a building on the same premises and devoted to the same purpose as the drive-in service. Drive-in is also interpreted to include "fast food" operations which serve food in disposable containers.

(46) DWELLING. A building, or portion thereof, designed for occupancy by one family for residential purposes and having cooking facilities.

(47) DWELLING TYPES. For the purposes of this Ordinance, dwellings are separated into the following categories:

- (a) SINGLE FAMILY DWELLING is a detached building containing one (1) dwelling unit only and complying with the regulations of Chapter 3, Section 303.
- (b) TWO FAMILY DWELLING is a building containing not more than (2) dwelling units and complying with the regulations of Chapter 3, Section 303.
- (c) MULTIPLE DWELLING is a building or portion thereof containing three (3) or more dwelling units and complying with the regulations of Chapter 3, Section 303.

(48) DWELLING UNIT. One or more rooms including a single kitchen, in a dwelling designed for occupancy by one family for living and sleeping purposes.

(49) EASEMENT. A legal right held by one person to use the property of another.

(50) ENTERTAINMENT. For the purposes of this ordinance "entertainment" means live performance. Video machines, billiards, etc. are not considered entertainment.

(51) ESSENTIAL SERVICES. The erection, construction, alteration or maintenance of underground, surface, or overhead electrical, gas, water, and sewage transmission and collection systems and the equipment necessary for such systems to furnish an adequate level of public service.

(52) EXTRACTION. The removal of resources from the ground by physical effort.

(53) FAMILY. An individual or two or more persons related by blood, marriage, or adoption, living together as a housekeeping unit in a dwelling unit or group of not more than four (4) persons, who need not be related living together as a single housekeeping unit.

- (54) FARM. A tract of land which is directly devoted to agricultural purposes provided further that farms may be considered as including establishments operated as greenhouses, nurseries, orchards, chicken hatcheries, apiaries; but establishments keeping or operating fur bearing animals, riding or boarding stables, kennels, quarries or gravel or sand pits, shall not be considered farms hereunder, unless combined with bonafide farm operations on the same contiguous tract of land of not less than ten (10) acres.
- (55) FARM ANIMALS:
- LARGE ANIMAL. Any four (4) footed creature as livestock which, at maturity, exceeds five hundred (500) pounds. This includes, but is not limited to, the following: cattle and horses.
- SMALL ANIMALS. Any four (4) footed creatures as livestock which, at maturity, does not exceed five hundred (500) pounds. This includes, but is not limited to, the following: sheep, goats, swine, llamas, alpacas and miniature horses / donkey.
- (56) FLAG LOT. A lot not fronting entirely on or abutting a public road, and having access to the public road by a narrow, private right-of-way.
- (57) FLOOR AREA. For purposes of computing the minimum allowable floor area in a residential dwelling unit, the sum of the horizontal areas of each story of a building shall be measured from the exterior faces of the exterior walls. The floor area measurement is exclusive of areas of basement, unfinished attics, attached garages, or space used for off-street parking, breezeways, and enclosed and unenclosed porches, elevators, or stair bulk heads, common hall areas, and accessory structures.
- (58) FREESTANDING. Supported by a structure solely for that purpose and not attached to a building or any other structure.
- (59) GARAGE. An accessory building or a portion of a principal building designed or used solely for the storage of noncommercial vehicles, boats, house trailers, and similar vehicles owned and used by the occupants of the building to which it is accessory.
- (60) GARAGE, COMMUNITY. A community garage is a building used for the storage of three (3) or more automobiles of two (2) or more owners and containing no public repair or service facilities.
- (61) GARAGE, PUBLIC. Any garage other than a private garage, available to the public, operated for gain and used for storing, repairing, renting, greasing, washing, selling, servicing, adjusting, or equipping of cars or other motor vehicles.



- (62) GREENBELT. An open, unoccupied area, covered by foliage and scrubs, designed to maintain a natural condition and often to serve as a buffer.
- (63) GREENHOUSE. A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants for subsequent sale or personal use.
- (64) GROSS FLOOR AREA. The sum of the gross horizontal floor areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.

For the purposes of calculating parking and loading requirements, the gross floor area is the floor area used for service to the public. It shall not include floor area used solely for storage or processing and packaging of merchandise.

- (65) HEARING. An advertised open public meeting at which comments and ideas are solicited from the public.
- (66) HIGH-IMPACT LIVESTOCK OR POULTRY RAISING. Any farm with a sufficient number of animals on the premises to equal or exceed a total of twenty (20) "animal units", as defined below. It is characterized by the confinement of livestock or poultry where the confinement area accumulates manure that must be removed, or where a sustained ground cover (crops, vegetation, forage growth, or post harvest residue) cannot be maintained over the normal growing season throughout the area where the animals are confined.

(a) ANIMAL UNITS. A measure of the relative volume of waste material produced by various types of animals. The Michigan Department of Natural Resources has defined the following standards to be equal to twenty (20) animal units: twenty (20) slaughter or milk cattle; fourteen (14) mature dairy cattle (whether milked or dry); fifty (50) swine each weighing fifty-five (55) or more pounds; ten (10) horses; two hundred (200) sheep or lambs; one thousand one hundred (1100) turkeys; two thousand (2000) laying hens or broilers in a facility having a continuous overflow watering system; six hundred (600) laying hens or broilers in a facility having a liquid manure system; or one hundred (100) ducks or geese. The Department of Natural Resources shall be contacted for standards regarding any species or waste collection techniques not listed here. After such information is obtained, the Board of Appeals shall make a determination regarding animal unite equivalencies for that species.

- (67) HOME OCCUPATION. Any business carried on by one or more members of a family residing on the premises, providing it:
- (a) Is operated either within the principal dwelling or accessory building or structure.
  - (b) Does not have a separate entrance from outside the building;
  - (c) Does not involve alteration or construction not customarily found in dwellings or accessory buildings or structures.
  - (d) Does not use any mechanical equipment except that which is used normally for purely domestic or household purposes;
  - (e) Does not use more than twenty-five (25) percent of the total actual floor area of the dwelling or accessory building or structure.
  - (f) Does not display, or create outside the structure any external evidence of the operation of the home occupation, except for one (1) unanimated, non-illuminated, sign having an area of not more than four (4) square feet.
- (68) HOME-SECTIONAL OR COMPONENT. Several building components, factory fabricated, and transported to the home site where they are put on a permanent foundation and joined to make a complete house.
- (69) HOSPITAL. An institution for the diagnosis, treatment or care of aged, sick or injured people. The term "hospital" shall include sanatorium, rest home, nursery home and convalescent home, but shall not include any institution for the care of mental disorders or the treatment of alcoholics or drug addicts.
- (70) HOTEL. An establishment containing lodging rooms for occupancy by transient guests, but not including a boarding or rooming house. Such an establishment provides customary hotel services such as maid and bellboy service, the furnishing and laundry of linens used in the lodging rooms, and central desk with telephone.
- (71) HOUSE/TRAVEL TRAILER. A vehicular portable structure designed as a temporary dwelling for travel, and recreation and vacation uses.
- (72) INCINERATOR. An engineered apparatus used to burn waste substances and in which all the combustion factors, temperature, retention time, turbulence and combustion air, can be controlled.
- (73) JUNK. For the purposes of this ordinance, this term shall mean any motor vehicles, machinery, appliances, products, or merchandise with parts missing; or scrap metals or materials that are damaged or deteriorated; or vehicles or machines in a condition which precludes their use as intended when manufactured.

(74) JUNK/SALVAGE YARD. A licensed open area where waste, used or second hand materials are brought and sold, exchanged, stored, baled, packed, disassembled, or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles. A Junk/Salvage Yard includes automobile-wrecking yards, and two or more inoperative, unlicensed vehicles located on a single lot. Operations with the characteristics of salvage yards which are called recycling centers, junk yards, scrap yards, etc., shall be considered as salvage yards.

(75) KENNEL. A kennel is any establishment wherein or whereon three or more dogs are kept for breeding, boarding, sale, show, or sporting purposes.

(76) LAKE. A body of water of considerable size (usually five (5) acres) surrounded by land.

(77) LANDING FACILITIES. Piers and docks used for the purpose of resource or commodities handling.

(78) LOADING BERTH. An off - street space at least ten (10) feet wide, twenty - five (25) feet long and fifteen (15) feet high, either within a building or outside on the same lot, provided, maintained and available for the loading or unloading of goods or merchandise, and having direct and unobstructed access to a public street or alley.

(79) LOT. A parcel of land occupied or intended for occupancy by a main building and accessory buildings thereto, together with such open spaces as are required under the provisions of this Ordinance. Every lot shall abut upon and have permanent access to a public street.

(80) LOT AREA. The total horizontal area within the lot lines of the lot.

(81) LOT: CORNER, INTERIOR and THROUGH.

CORNER LOT is a lot which has at least two contiguous sides abutting upon a street for their full length, and provide the two sides intersect at an angle of not more than one hundred thirty five (135) degrees.

INTERIOUR LOT is a lot other than a corner lot.

THROUGH LOT is an Interior Lot having frontage on two streets which do not intersect at a point contiguous to such lot.

(82) LOT LINES. The lines abutting a lot as defined herein:

LOT LINE, FRONT. That line separating the lot from the street or place right-of-way. In the case of a corner lot or through lot the lines separating the lot from each street.

LOT LINE, REAR. Lot line which is opposite the front lot line. In the case of a corner lot, the rear lot line may be opposite either front lot line, but there shall only be one rear lot line. In the case of a lot with side lines converging at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than twenty (20) feet long, lying farthest from the front lot line and wholly within the lot.

LOT LINE, SIDE. Any lot line not a front lot line or not a rear lot line.

(83) LOT, WIDTH OF. The width measured along the front lot line or street line.

(84) LOT OF RECORD. A parcel of land, the dimensions of which are shown on a document or map on file with the County Register of Deeds or in a common use by County and Community officials and which actually exists as shown, or any part of such parcel held in a record ownership separate from that of the remainder thereof.

(85) MARINA. A boat basin or commercial business offering dockage and other services for small watercraft.

(86) MOBILE HOME. A detached single family dwelling unit with all of the following characteristics:

- (a) Designed for a long - term occupancy.
- (b) Containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems.
- (c) Designed to be transported after fabrication on its own wheels or on flatbed or other trailers or detachable wheels.
- (d) Arriving at site to be occupied as a dwelling unit complete, meeting minimum square footage requirements of nine hundred sixty (960) square feet, and including appliances and furniture ready for occupancy except for minor incidental location operations.

- (87) MOBILE HOME "MODULAR". A fabricated, transportable building unit designed to be incorporated at a building site into a structure on a permanent foundation to be used for residential uses.
- (88) MOBILE HOME PARK. A parcel of land fifteen (15) acres or more intended and designed to accommodate sixty (60) or more mobile homes for residential use, which is offered to the public for that use along with any structure, facility, area or equipment permitted and incidental to the residential use. Referred to also as "Park."
- (89) MOBILE HOME SPACE. A plot or parcel of land within the Mobile Home Park designed to accommodate one (1) mobile home.
- (90) MOBILE HOME STAND. That part of a Mobile Home Space which has been reserved for the placement of the Mobile Home, appurtenant structures, or additions.
- (91) MOTEL. A building or group of buildings, whether detached or in connecting units, used as individual sleeping or dwelling units designed primarily for transient automobile facilities. The term "motel" shall include buildings designed as "auto courts," "tourist courts," "motor courts," "motor hotels," and similar names which are designed as integrated units of individual rooms under common ownership.
- (92) MULTIPLE-FAMILY DWELLING. A residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

- (93) NONCONFORMING USE. A building, structure, or use of land existing at the time of enactment of this Ordinance, and which does not conform to the regulations of the district or zone in which it is situated.
- (94) NURSERY SCHOOL. A private school, generally run for profit, oriented to the care and education of children under public school age.
- (95) OCCUPANCY. The act of residing in, or the use of a structure.
- (96) OCCUPANCY, CERTIFICATE OF. A document issued by the zoning administrator, certifying that the described property and use of that property has complied with the provisions of the zoning ordinance and may be legally occupied.
- (97) OFFICE. An office is a place of business in which professional services are rendered or management activities of an enterprise are carried out. All such activities take place inside a building. Office activities include, but are not limited to:  
law, medicine, dentistry, accounting or bookkeeping, tax preparation, insurance, securities brokerage, executive or managerial functions for any type of enterprise, workshop or studio for a graphic artist or photographer, studio for broadcast media, all aspects of a newspaper or publishing business except actual printing, binding or distribution centers, and a base of operations for salespeople which does not include storage or display of merchandise.
- (98) On Site Wind Energy System. Small wind energy system designed to primarily serve the home, farm, or small business at that site.
- (99) OPEN SPACE. Any unoccupied space open to the sky on the same lot with a building. See COURTS.
- (100) OWNER (OF PROPERTY). One identified on the legal title to land, as with proprietorship.
- (101) PADS. Structural units of various shapes and sizes, generally placed parallel with the land and used for the placement of structural supports for the location of mobile structures.
- (102) PARAPET. A structural extension above the main wall or roof.
- (103) PARKING SPACE. An off-street space of at least two hundred (200) square feet exclusive of necessary driveways, aisles or maneuvering areas suitable to accommodate one (1) motor vehicle and having direct unobstructed access to a street or alley.
- (104) Patio. An area adjoining a dwelling unit, used for outdoor activity.
- (105) Permit. A legal form provided by a governmental unit.
- (106) Plat. A map or chart of a subdivision of land.

(107) POND. Any man - made excavated depression in the soil that is filled with water and is a minimum of 24" deep at the center and a minimum of 1000 square feet in surface area.

(108) PORCH. An area, usually covered by a roof, adjoining a dwelling unit, used for outdoor activity.

(109) PORTABLE CONSTRUCTION. The method of building which allows for the movement of a structure from place to place.

(110) PRINCIPAL USE. The main use to which the premises are devoted and the principal purpose for which the premises exist.

(111) PRIVATE STREET. A street that is not a public street as defined in this ordinance. A private street must meet the standards of the Saginaw County Road Commission, but is maintained by the property owners abutting the street.

(112) PUBLIC STREET. A public thoroughfare dedicated to and accepted maintained by the Saginaw County Road Commission and providing motor vehicles access to abutting property. A public street includes all land within the street right-of-way lines.

(113) PUBLIC UTILITY. Any person, firm, corporation, municipal department, board, or commission, duly authorized to furnish and furnishing, under federal, state, or municipal regulations to the public, gas, steam, electricity, sewage disposal, communications, transportation, or water.

(114) RECREATION, PUBLIC. Any recreational space or structure, owned by the public, whose use consists primarily of the utilization of natural physical features, structures and artificial apparatus being secondary to the primary outdoor use.

(115) REFUSE FACILITIES (CONTAINERS). The metal structures or vehicles used for the disposal of solid waste, garbage, etc.

(116) Renewable Energy Systems. Electric power produced by the means of wind, solar, or hydro.

(117) RENOVATION. The act of restoring or renewing a structure.

(118) RESIDENTIAL. Pertaining to areas where people live and reside on a regular basis.

(119) RIGHT-OF-WAY. A street, alley, or other thoroughfare or easement permanently established for passage of persons or vehicles.

(120) RIVER. A considerable natural stream of water flowing in a definite course or channel.

(121) ROAD, ROADWAY. An open way for passage or travel, maintained at public expense.

(122) ROADSIDE STAND. A "roadside stand" is a structure for the display of agricultural products, with no space for customers within the structure itself.

(123) SANITARY LANDFILL. A tract of land developed, designed, and operated to accommodate general types of solid waste including but not limited to garbage, rubbish, soils, and concrete, but excluding hazardous waste.

(124) SERVICE BUSINESS. A business oriented to personal needs of persons on a daily basis. <sup>the</sup>

(125) SERVICE-ESSENTIAL. The construction, alteration or maintenance by private companies or public departments or agencies of the various transmission, distribution or disposal systems that are essential for the preservation of the public health, safety or general welfare such as: gas, electricity, telephone, water and sewer. Also, this term includes all poles, wires, mains, drains, sewers, pipes, cables, traffic signals, hydrants and other similar equipment or accessories reasonably necessary to provide adequate service of said companies or agencies; but, the term shall not include buildings or utility substations.

(126) SERVICE STATION. A place where gasoline or any other automobile engine fuel (stored only in underground tanks), kerosene, or motor oil and lubricants or grease (for operation of automobiles) are retailed directly to the public on the premises, including the sale of minor accessories and services for automobiles.

(127) S.E.V. The State Equalized Valuation of the property in question, as determined by the township assessor. This is presumed to be fifty (50) percent of the property's true cash value.

(128) SHALL. Used as an auxiliary word to express a mandatory situation.

(129) SIGN. The use of any words, numerals, figures, devises, designs, or trademarks by which anything is made known, such as are used to show an individual firm, profession, or business, and are visible to the general public.



- (130) SINGLE FAMILY. The nuclear family which normally resides together in a residence.
- (131) SITE, AREA. The total area within the property lines excluding rights-of-way, easements, etc.
- (132) SPECIAL USE. The term applies to a use which may be permitted by the issuance of a Special Use Permit by the Township Planning Commission. Specified procedures and requirements, as outlined in cited sections must be complied with prior to final issuance of said permit.
- (133) STABLE, COMMERCIAL. A stable in which horses are kept for remuneration, hire, or sale.
- (134) STABLE, PRIVATE. An accessory building in which horses are kept for private use and not for hire, remuneration, or sale, and further that no more than three (3) horses are boarded.
- (135) STATE LICENSED RESIDENTIAL FACILITY. A State Licensed Residential Facility is a private residence licensed by the State of Michigan to receive not more than six (6) aged, emotionally disturbed, developmentally disabled, or physically handicapped adults who require ongoing supervision but not continuing nursing care. Note that the licensee must be a member of the household and an occupant of the residence. Note also that none of the following may be construed to be a State Licensed Residential Facility: a nursing home, a home for the aged, or a hospital as defined by Act 368 of 1978; a hospital for the mentally ill as defined by Act 258 of 1974; a county infirmary as defined by Act 280 of 1939; a child-caring institution, a children's camp, a foster family home or group home as defined by Act 116 of 1973; a Veteran's facility as defined by Act 152 of 1885; an alcoholic or substance abuse rehabilitation center; a residential facility for person's released from or assigned to adult correctional institutions; a maternity home, a hotel, or a rooming house; or a residential facility licensed by the State to care for four (4) or fewer minors.
- (136) STORAGE. A structure or area used for the safe keeping of goods and materials.
- (137) STORY, HALF. A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level and in which space not more than two-thirds (2/3) of the floor area is finished off for the use. A half-story (1/2) containing independent apartments or living quarters shall be counted as a full story.

- (138) STORY, HEIGHT OF. The vertical distance from the top surface of one floor to the top surface of the next above. The height of the topmost story is the distance from the top surface of the floor to the top surface of the ceiling joints.
- (139) STREAM. A small, usually regular, natural flowage of water.
- (140) STREET, FUNCTIONAL CLASSIFICATION. Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide. Three basic groups include: (1) Arterials for primary mobility, (2) Collectors for both mobility and land access, and (3) Locals primarily for land access.
- (a) PRINCIPAL ARTERIAL. Serves the major centers of activity of the region, the highest traffic volume corridors, and the longest trip desire.
  - (b) MINOR ARTERIAL. Interconnects with and augments the principal arterial system and provides service to trips of moderate length at a somewhat lower level of travel mobility than principal arterials.
  - (c) COLLECTOR. Collector system provides both land access service and for local traffic movements within residential neighborhoods, commercial areas and industrial areas.
  - (d) LOCAL. Serves as direct land access and access to higher systems.
- (141) STREET LINE. The legal line of demarcation between a street right-of-way line and land for service, benefit or enjoyment.
- (142) STRUCTURE. Anything constructed or erected with a fixed location on the ground, or attached to some thing having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences, billboards, and poster panels.
- (143) SUBDIVISION. The partitioning or dividing of a parcel or tract of land by the owner thereof or his heirs, for the purpose of sale or lease.

- (144) THOROUGHFARE. A public street which acts as a means of access to lots which abut it.
- (145) TWO-FAMILY DWELLING/DUPLEX. A detached residential residential building containing two (2) dwelling units, designed for occupancy by not more than two (2) families.
- (146) USE. The employment or occupation of a building structure or land for service, benefit or enjoyment.
- (147) Utility Grid Wind Energy System. System designed and built to provide electricity to the electric grid that may utilize multiple towers.
- (148) VARIANCE. A modification of the literal provisions of this Ordinance granted when strict enforcement thereof would cause undue hardship owing to circumstances unique to the specific property on which the modification is granted by the Board of Appeals on Zoning.
- (149) VISUAL SCREEN. A method of shielding or obscuring one abutting structure or use from another by fencing, walls, berms, or densely planted vegetation.
- (150) WASTE DISPOSAL. Includes recycling plants, scrap metal storage, settling ponds, and also includes operations oriented toward the processing, storage, or burial of waste.
- (151) WETLANDS. Those natural areas which are wet year around or which are wet consistently during certain weather, or certain conditions.
- (152) WHOLESALE. The sale of commodities in large quantities to retailers or jobbers rather than to consumers.
- (153) YARD. An open space on the same lot with a building, unobstructed from the ground upward, except as otherwise provided herein. The measurement of a yard shall be construed as the minimum horizontal distance between the lot line and the building line.
- (154) YARD, FRONT. A yard extending across the front of a lot between the side lot lines and measured between the front line of the lot and the nearest point of the main building or land use.

- (155) Yard, Rear. An open space on the same lot with a main Building unoccupied except as herein permitted, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lines of the lot. The depth of the rear yard shall be measured between the rear line of the lot, or the center line of the alley, if there be an alley, and the rear line of the building.
- (156) YARD, SIDE. An open unoccupied space on the same lot with the building, situated between the building and the side line of the lot and extending from the front yard to the rear yard. Any lot line not a front line or a rear line shall be deemed a side line.
- (157) YARD, REQUIRED - HOW MEASURED. Required yard depth or width shall be measured in a horizontal plane and at right angles from the lot line in question or an extension thereof.
- (158) YARD, WATERFRONT. That open, unoccupied space of a waterfront lot which is situated between the structure and the water.
- (159) YARD, WATERREAR. That open, unoccupied space of a lake - abutting lot which is between the access road and the structure.