

ARTICLE 3
GENERAL PROVISIONS

ZO-3.00.00 Scope of Ordinance

No land or structures shall hereafter be used, occupied, located, constructed, erected, altered or moved upon any premises other than in conformity with provisions of this Ordinance.

ZO-3.01.00 Reserved

ZO-3.02.00 Reserved

ZO-3.03.00 Building Restrictions

ZO-3.03.01 A land use permit for the alteration of land or the construction, alteration or placement of structures shall be obtained from the Zoning Administrator as further set forth in Section ZO-3.18.01(1) "*Permit & Site Plan Required*". All applications for said permit shall be accompanied by a site plan (with dimensioned relationships identifying buildings, water services, sewage disposals, driveways, etc.) and the non-refundable land use permit fee (unless exempted).

ZO-3.03.02 Residential, commercial, industrial or other construction, including mobile home placement may be commenced only after a building permit has been obtained in accordance with the applicable building, plumbing and/or electrical codes and/or the United States Department of Housing and Urban Development, Mobile Home Construction and Safety Standards (24 CAR 3280). Further, construction shall meet all requirements of this Zoning Ordinance relating to uses, size of premises, floor area, setback, side lot and rear lot requirements, etc. as specified for the particular zoning district in which said structure is to be located.

ZO-3.03.03 No building or land use permit shall be issued for the relocation and/or placement of any used site-built or manufactured (ie. mobile or modular) structure within the Township of Bridgehampton prior to issuance of a "Certificate of Compliance". "Certificates of Compliance" shall be prepared and verified by the building official of the municipality where the structure or unit is located and be filed with the Township only after inspection of the site-built, mobile or modular structure to ensure compliance with all federal, state and local building codes and ordinances.

ZO-3.03.04 The placement, relocation, construction, reconstruction or alteration of two (2) or more separately manufactured mobile home units (ie. which were not originally designed and manufactured as integral parts of a single prefabricated unit) is prohibited.

ZO-3.03.05 No land use or building permit shall be issued for the construction, alteration or placement of structures on any premises within the Township of Bridgehampton if said premises are the site of an existing violation of any Section or Sections of the Bridgehampton Township Zoning Ordinance.

ZO-3.03.06 A residential structure shall be connected to potable water and sanitary sewage disposal facilities approved by the health agency having jurisdiction.

ZO-3.03.07 Residential structures (including site built, factory built and mobile homes) shall:

ZO-3.03.07(1) Comply with construction and site plans and be installed pursuant to the manufacturer's setup instructions.

ZO-3.03.07(2) Be supported by cement, aggregate or treated wood piers or foundation walls which are set on footings located below the frostline and shall not be back-filled until inspected and approved. The basement floor shall be finished with treated wood or concrete slab. Any space between the slab or foundation and the floor shall be completely enclosed.

ZO-3.03.07(3) Be secured to the premises by an anchoring system or device compatible with those required by the applicable building code or the Michigan Mobile Home Commission standards.

ZO-3.03.07(4) Have exterior walls finished with wood, aluminum or vinyl siding and/or brick or aggregate facing. All siding must be placed in the same direction, except that minor variations for styling purposes may be approved by the Zoning Administrator.

ZO-3.03.07(5) Comply with all roof snow load and strength requirements imposed by the building code or the United States Department of Housing and Urban Development Mobile Home Construction and Safety Standards, and each dwelling shall have a roof with no less than 3-12 pitch.

ZO-3.03.07(6) Have windows which shall meet construction and safety standards, and in particular, they shall be of the size, shape and type so as to comply with emergency exit requirements.

ZO-3.03.08 All site-built and factory-built residential structures (including modular and mobile homes) shall not be less than twelve (12) feet in width at any point and shall have a minimum living area of at least 720 square feet. Mobile home expansions may include only completely enclosed additions. Stick or site built additions shall not be included as part of the minimum living area square footage for Mobile Homes.

ZO-3.03.09 The placement, use and appearance of any structure, (whether residential, commercial or industrial) in any district within the Township of Bridgehampton shall be aesthetically compatible with the other structures and uses in the district, as determined by the Zoning Administrator. Mobile home skirting and tie-downs shall be installed prior to occupancy and within 30 days of placement.

ZO-3.03.09(1) No person shall occupy any residential structure as a dwelling until an occupancy permit or certificate is issued by the Building Official.

ZO-3.04.00 Burial of Debris On Premises

ZO-3.04.01 Trash, debris, garbage, junk, vehicles, equipment, etc., shall not be buried on premises other than those appropriately licensed and approved.

ZO-3.04.02 Biodegradable material generated on an owner's agricultural zoned premises may be disposed of thereon if such disposal complies with 1978 PA 41, DNR, EPA, Department of Agriculture and County Health Department Regulations.

ZO-3.04.03 Picked stones and rocks, and aggregate footings and foundations from structures previously located on the premises may be buried on agricultural zoned premises. Off-site stone, rocks, aggregate footings and foundations may not be conveyed to premises and are prohibited.

ZO-3.05.00 Codes Adopted by Reference

The Michigan Construction Codes (Electrical, mechanical, plumbing and building; 1984 PA 192; 1980 PA 299; 1956 PA 217; 1929 PA 266; 1901 PA 222 and the BOCA and Public Health Codes are hereby adopted by reference.

ZO-3.06.00 Dangerous Animals (amd Ord 12-1)

ZO-3.06.01 Definitions

- A) *Animal Control Officer* shall be the animal control officer for the County of Sanilac, the township supervisor or any person authorized by township resolution to carry out the provisions of this ordinance.
- B) *Township* shall mean the Township of Bridgehampton, Sanilac County, Michigan.
- C) *Dangerous Animal* - Any animal that constitutes a physical threat to human beings or other animals, or has a disposition or propensity to attack or bite any person or other animal without provocation, or which is wild by nature and of a species which, due to size, vicious nature or other characteristics, constitutes a danger to human life, physical well-being, or property; or any animal which has been known to bite or attach a human being or other domestic animals, without provocation, one or more times. The term shall not include livestock or fowl routinely maintained in Sanilac County for purposes of animal husbandry.
- D) *Exotic or Wild Animal* - Any animal not domesticated by humans or any animal which a person is prohibited from possessing by law, absent a license or permit to possess. Exotic animals shall include but not be limited to the following family groups: Alligator, deer, opossum, badger, dog (wild family), primate (excluding human), bear, wolf, wolf-dog interbred, raccoon, ferret, skunk, cat (wild family), lemur, poisonous spider, coyote, poisonous lizard, weasel, marten, and snake.

ZO-3.06.02 Prohibition

Harboring, exhibiting, keeping, raising, selling, buying, match fighting, or otherwise maintaining a dangerous animal, whether the animal is confined or running at large, is prohibited.

ZO-3.06.03 Disposition of Dangerous, Wild or Exotic Animals at Large

Any dangerous, wild, exotic or vicious animal running at large in the Township, which because of its disposition or diseased condition, is too hazardous to apprehend, may be destroyed when so ordered by the animal control officer. In an emergency, if the animal control officer cannot be contacted in time to avoid danger to a person, any police officer may destroy such animal without first contacting the animal control officer.

ZO-3.06.04 Dealing with Dangerous, Wild or Exotic Animals

If it is determined by the animal control officer that an animal is a dangerous, wild or exotic animal, the animal control officer shall notify the property owner to immediately and securely confine said dangerous, wild or exotic animal indoors in a securely enclosed and locked pen. The animal control officer shall then direct the removal of the dangerous animal from the Township within fifteen (15) days. If the property owner fails to comply, or if the property owner is not available and it is determined that said animal is endangering the well being of others, said animal may be removed from the property by the animal control officer and impounded. If the animal is exotic, , the animal control officer direct removal of the animal within fifteen (15) days or provide proof of license or permit to possess such animal as required by state or federal law.

Where a dangerous wild, or exotic animal has caused serious physical harm or death to any person or animal, or had escaped and is at large, or causes a threat to any person or animal, the animal control officer shall cause said animal to be immediately seized and impounded, or killed if seizure or impoundment are not possible without risk of serious physical harm or death to any person.

ZO-3.06.05 Aid of Specialists

Nothing in this chapter shall prohibit the animal control officer from enlisting the aid of any humane society officers, officers or employees of any organization operated to benefit animals, or any circus animal handler or zoo employee, in attempting to capture an animal alive.

ZO-3.06.06 Penalty

Any person(s), firm or corporation in violation of this Ordinance shall be liable for a Grade Civil Infraction, which shall be punishable, upon a determination of responsibility, by a daily fine, as set forth in the Bridgehampton Township Annual Fee Ordinance.

ZO-3.06.07 Remedies

In addition to any remedies recited herein, the animal control officer, the supervisor or any person claiming a nuisance in fact by the presence of the dangerous animal may seek injunctive remedies by way of the circuit court.

ZO-3.07.00 **Grading and Drainage**

No premises shall be so filled or graded as to discharge surface water run-off onto abutting or neighboring property in such a manner as to cause ponding or surface accumulation of such run-off on the abutting or neighboring property.

ZO-3.08.00 **Home Occupations**

ZO-3.08.01 Examples

Home occupations generally include crafts and services such as dress-maker, music teacher, dance instructor, professional artist, physician, surgeon, chiropractor, osteopath, dentist, architect, engineer, lawyer and other professional occupations and services.

ZO-3.08.02 Employees

Only the resident occupants shall be employed as primary providers of the services offered on the premises. Non-resident support employees and parking therefore may be authorized by a Special Land Use Permit (SLU).

ZO-3.08.03 Portion of dwelling used

The home occupation shall occupy no more than one-third (1/3) of the total floor area of the dwelling. Any attached or detached garage used for Home Occupations shall not exceed six hundred (600) square feet of space devoted to the Home Occupation. Such use shall not involve any extension or modification of the dwelling, which will alter its outward appearance as a dwelling. In no event shall the occupation reduce the actual living space below that established as the current minimum requirement in the district involved.

ZO-3.08.04 Parking

Sufficient off-street parking shall be provided, which, in no event, shall be less than the parking prescribed in Section 3.16.00 (ie. 2 spaces for each dwelling unit plus two additional spaces).

ZO-3.08.05 Signs

Not more than one nameplate, not exceeding the size established for use district and containing only the name of the person and the service provided, may be exhibited. In no event shall such signs be illuminated.

ZO-3.08.07 Appearance

The appearance of the premises shall be aesthetically compatible with the neighborhood, conforming as closely as possible to a residential use (e.g. lawns, shrubbery, trees, backyards, etc.).

ZO-3.09.00 **Junkyards**

ZO-3.09.01 No land or premises shall be used for the construction, formation, creation, maintenance, alteration, enlarging or extending of a junkyard as herein defined, except by obtaining a special land use approval from the Township Planning Commission. The applicant for a Special Land Use permit shall file with the Township Planning Commission, in addition to the requirements of Section ZO-3.16.00 *"Parking Off Street & Access & Egress Therefrom"*, the following:

ZO-3.09.01(1) Approval of surrounding owners of real estate, within five hundred (500) feet of the perimeter of the parcel of land upon which such erection is intended.

ZO-3.09.01(2) A statement giving the exact location and size of the premises and all buildings and structures to be erected or moved thereon or already existing. A scale site plan is required.

ZO-3.09.01(3) An environmental impact statement

ZO-3.09.01(4) A performance bond as set by the Township Planning Commission.

ZO-3.09.02 The Township Planning Commission shall hold a public hearing upon the application. If it shall appear that the location or use is contrary to Section ZO-1.01.00 *"Purpose"* of this Ordinance, approval shall be denied. If it shall appear that the location or use is not contrary to Section ZO-1.01.00 *"Purpose"* of this Ordinance, tentative approval shall be granted but approval shall not be issued until the applicant has constructed a solid board fence of the height of seven (7) feet completely surrounding the land to be operated and maintained as a junk yard. The Planning Commission shall act in accordance with the provisions of Article 8 of this Ordinance in either granting or denying the Special Land Use permit.

ZO-3.10.00 **Land Use and Dwelling Limitations**

Each residence must meet the minimum lot requirements as set forth in Article 9 of this ordinance

ZO-3.11.00 **Reserved**

ZO-3.12.00 **Mobile Homes**

Mobile homes which comply with the applicable standards of the Mobile Home Commission are permitted in licensed Mobile Home Parks. They shall be permitted in Mobile Home Subdivision and Residential-Agricultural Districts if, at a minimum, the conditions recited in Section ZO-3.03.00 *"Building Restrictions"* are met. Applicants for land use permits for used mobile homes shall provide a Certificate of Compliance.

ZO-3.13.00 **Non-Conforming Uses- Buildings and Structures**

See Article 8, Section ZO-8.00.00

ZO-3.14.00 **Nuisance**

ZO-3.14.01 Definition

Any violation of this Ordinance is hereby designated as a nuisance per se. Any condition or use of premises or of building exteriors which is unsightly or detrimental to the property of others, which causes or tends to cause diminution in the value of other property in the neighborhood and/or which repeatedly offends or annoys members of the neighborhood, this includes, but is not limited to:

ZO-3.14.02 Examples

Unsheltered and/or exposed storage or keeping or depositing on the premises any of the following examples (not all-inclusive):

ZO-3.14.02(1) Lumber, junk, trash or debris;

ZO-3.14.02(2) Highway vehicles not in good and safe condition and unlicensed, unused, junked and other automobiles, trailers, semi-tractors and semi-trailers, unless otherwise exempted;

ZO-3.14.02(3) Vehicles, boats, implements, machinery and other equipment and/or personal property which is no longer safely usable for the purpose for which it was manufactured;

ZO-3.14.02(4) Abandoned, discarded, or unused objects or equipment such as furniture, stoves, refrigerators, freezers, boats, cans, containers or other boxes with outside latches.

ZO-3.14.02(5) All uncovered basements, abandoned wells, shafts or similar excavations.

ZO-3.14.02(6) Abandoned, unsafe or non-functional docks or jettys.

ZO-3.14.02(7) Accumulation of ashes, rubbish, litter, boxes, lumber, shavings, or straw so as to create, increase or enhance danger of fire or accumulate in such a manner as to hinder or obstruct fire control operations.

ZO-3.14.02(8) Harboring any dog(s) which, by loud and frequent or habitual barking, yelping or howling, shall cause annoyance to the neighborhood or to people passing upon adjacent streets.

ZO-3.14.02(9) Creation or maintenance of noxious odors, gases, noises or smoke.

ZO-3.14.02(10) Malfunctional, uninhabitable or substandard mobile homes, travel trailers, campers, motorhomes and other such units which no longer meet the standards of the purpose for which they were originally designed or which are not properly placed or serviced on site.

ZO-3.14.02(11) Causing changes (quantity, direction, quality) to the natural flow of surface water, increasing the depositing of surface water on adjacent premises, concentrating run-off from roofs, damming run-off, routinely pumping sub-surface water into surface run-off (e.g. open well heat sinks).

ZO-3.14.02(12) Failure to comply with state construction, electrical and/or plumbing codes.

ZO-3.13.02(13) Structures or uses which are in violation of this ordinance.

ZO-3.14.03 Abatement of nuisance by owners, exemption

ZO-3.14.03(1) The owners, tenants or occupants of any property within the boundaries of the Township of Bridgehampton upon which a nuisance is alleged, and also the owners, lessees, or users of any property declared to be a nuisance, shall jointly or severally abate said nuisance by the prompt removal of said offensive property or cessation of offensive activity and or by compliance with applicable construction codes. Licensed and approved junkyards shall be exempt from this section.

ZO-3.14.04 Abatement by Township

ZO-3.14.04(1) *Show cause hearing*

Whenever said owners, tenants, etc. fail to terminate such nuisance, then the Township Board (as an alternative or in addition to other remedies at law and provided herein) may schedule, post and hold a hearing to have the offenders show cause why the Township should not abate same, the expense therefore to be paid by said owners, tenants, etc. jointly and severally. The expenses of abatement may be imposed against the property tax roll as a special assessment.

ZO-3.14.04(2) *Property accounting*

When property has been removed and placed in storage by the Township, said property shall be sold after the lapse of such time as is provided by law. If the proceeds of such sale are insufficient to pay the costs of abatement said owners shall be liable to the Township for the balance of the costs, jointly and severally. If the proceeds are in excess of costs, the balance shall be paid to the owners, or deposited to the Township treasury for the owners' use.

ZO-3.14.05 Exceptions

The following activities or conditions are specifically exempted from inclusion as "nuisance"

- A) Burning of combustible residential refuse (which has been generated on the premises) in a controlling container is permitted.
- B) Gas or diesel powered electrical generators equipped with original equipment noise suppressors (ie. mufflers)

ZO-3.15.00 **Parking of Recreational Units**

ZO-3.15.01 In all zoned districts with an occupied dwelling, the owner of a parcel of land may only park or store recreational units (ie. Motor Home, Boats), currently licensed to that owner.

ZO-3.15.02 In all use districts, recreational units shall be parked more than seventy-five (75) feet from the road right of way.

ZO-3.16.00 **Parking Off Street and Access and Egress Therefrom**

For each dwelling, business, commercial, industrial or similar building hereafter erected or altered, and located adjacent to a public highway in the Township and including buildings or structures used principally as a place of public assembly, there shall be provided and maintained suitable space off the public right-of-way that is in general adequate for parking, loading and unloading of vehicles in proportions no less than shown on the following table. Such space shall be provided with safe exit to and entrance from the public thoroughfare. Exit and entrance may be combined or provided separately. Approval of the location of such exit and entrance shall be obtained in writing from the County Road Commission, which approval shall include the design and construction thereof in the interest of safety, adequate drainage and other public requirements.

A minimum of two hundred (200) square feet, (ie. ten (10) feet by twenty (20) feet) exclusive of drives, entrances and exits shall comprise one (1) automobile space. Adequate space shall be provided in the off-street parking area for turning the vehicle so that when a vehicle re-enters a public highway it shall be driven in a forward manner and not backed onto said highway.

PARKING SPACE TABLE

<u>Land Use</u>		<u>Required Parking Spaces</u>	
a.	Dwellings	2	Per dwelling unit.
b.	Church/Synagogue or Auditorium	1	Per 4 seats of seating capacity
c.	Home occupations	1	Per every 350 sq. ft. of floor space.
d.	Commercial Establishments	1	Per 200 sq. ft. of floor area
e.	Manufacturing Establishments	1 1	Per 350 sq. ft. of floor area of that portion of the bldg. Patronized by the public Per every 2 persons regularly employed on any shift.
f.	Restaurants or food related establishments	1	Per every 100 sq. ft. of floor area

ZO-3.17.00 Performance Standards

ZO-3.17.01 Requirement

All applications for land use permits and building permits for structures and uses located in industrial districts and all Special Land Use applications shall be accompanied by a statement or assessment describing the environmental impact of the project and actions that will be taken to avoid adverse environmental effects.

ZO-3.17.01(1) The Statement shall be prepared by qualified personnel with applicable environmental expertise, and shall have all supporting documents attached.

ZO-3.17.01(2) The Planning Commission may also require Environmental Impact Statements for Commercial and Mobile Home Subdivision district applications and others when deemed necessary.

ZO-3.17.02 Contents of Environmental Impact Statements

Environmental impact statements will, at a minimum, evaluate the structure(s) and/or use by the following performance standards, the intent of which is to prevent injury, detriment, or nuisance to the public, persons, or property.

ZO-3.17.02(1) *Smoke*

Emission density shall not be greater than No. 1 of the Ringlemann chart except that for an aggregate of not more than four minutes in any 30 minute period an emission equal to but not darker than No. 2 of the Ringlemann chart will be tolerated.

ZO-3.17.02(2) *Dust, dirt and flyash*

The quantity of gas-borne or airborne solids of fumes emitted into the open air shall not exceed two-tenths (0.20) grains per cubic foot of the carrying medium at a temperature of five hundred (500) degrees Fahrenheit. The foregoing conditions shall prevail when the percentage of excess air in the stack does not exceed 50 percent at full load. All other forms of dust, dirt and flyash shall be completely eliminated in such a way as to prevent their emission into the open air.

ZO-3.17.02(3) *Gases*

Emission of gases shall not exceed the following designated limits:

(S02) Sulfur dioxide- an average of three-tenths (0.3) ppm. over a 24 hour period provided, however, that a maximum concentration of five-tenths (0.5) ppm. will be allowed for one hour out of every 24 hour period;

(H2S) Hydrogen sulfide - shall not exceed 1.0 ppm.;

(F12) Fluorine - shall not exceed 0.1 ppm.;

(N02) Nitrous fumes - shall not exceed 0.1 ppm.;

(CO) Carbon monoxide - shall not exceed 0.15 ppm.

ZO-3.17.02(4) *Odor*

There shall be no emission of obnoxious odors.

(H₂S) Hydrogen sulfide- shall not exceed one (1.0) ppm.;

(F1₂) Fluorine- shall not exceed one-tenth (0.1) ppm.;

(NO₂) Nitrous fumes- shall not exceed one-tenth (0.1) ppm.;

(CO) Carbon monoxide- shall not exceed fifteen-hundredths (0.15) ppm.

ZO-3.17.02(5) *Glare and Heat*

Any operation producing intense glare or heat shall be performed within an enclosure so as to completely obscure such operation from direct view from any point along the property line, except during the period of construction of the facilities to be used and occupied.

ZO-3.17.02(6) *Noise*

Emitted noise shall be so muffled or otherwise controlled, as not to become objectionable, due to intermittence, beat frequency, impulsive character (hammering, etc.), periodic character (humming, screeching, etc.) or shrillness. Sirens, bells, whistles, etc., which are utilized solely to serve a public purpose (such as fire, ambulance, police, civil warning alarms) shall be excluded from this regulation. Regulations for emitted noise and sound pressure levels from the operation of Wind Energy Facilities shall be governed by Section ZO 9.08.05(H) of this Ordinance.

ZO-3.17.02(7) *Vibration*

No operation shall cause a seismographic displacement exceeding three-thousandths (0.003) of one inch measured at the property line.

ZO-3.17.02(8) *Erosion and surface water drainage*

Plans for management of surface water shall be reviewed, evaluated and approved by the Zoning Administrator and the County Soil Erosion Inspector.

ZO-3.17.02(9) *Traffic*

Traffic access and control patterns and devices shall be reviewed, evaluated and approved by the County Road Engineer.

ZO-3.17.02(9)(a) *Water supply, consumption and wastewater pollution*

The environmental impact statement shall describe the water supply sources, estimated consumption and describe wastewater management techniques.

ZO-3.17.02(10) *Engineering Evaluation*

Engineering evaluation of proposed development in commercial and industrial districts in relation to Site Development Standards may be required at the owner's expense when required by the Planning Commission.

ZO-3.17.02(11) *Screening Barriers*

Adequate greenbelts and/or screening barriers shall be established and maintained between unlike district boundaries and between developed industrial sites. They may be required between developed commercial sites.

ZO-3.18.00 Permit and Site Plan Required

ZO-3.18.01 Land Use Permit

ZO-3.18.01(1) *Permit required*

No use of land, nor any building, structure or mobile home shall be erected, altered, constructed or moved upon any premises until the owner of said premises has made written application to the Zoning Administrator for a land use permit.

ZO-3.18.01(2) *Default or current violations*

No land use permit may be issued if the applicant land owner or tenant is in default on any monetary obligations to the township or is in violation of this ordinance.

ZO-3.18.01(3) *Conditions for issuance*

If the Zoning Administrator finds from the application that the provisions of this Ordinance and other legal requirements are met, including provisions for a safe water supply and safe drainage disposal, then a permit shall be issued, otherwise it shall be denied.

ZO-3.18.01(4) *Land use permit exemptions*

Self-standing, portable structures (ie. gazebos, outbuildings, etc.) of less than ninety-six (96) square feet shall be exempt from permit and fee requirements, but shall not be exempt from zoning standards. Excavations of less than three (3) feet in depth and thirty (30) square feet in area or excavations for utilities, water lines or sewage disposal shall be exempt from permit and fee requirements.

ZO-3.18.02 Performance Guarantee

ZO-3.18.02(1) To ensure compliance with the provisions of this ordinance and any conditions which may be imposed by administrative action, the Zoning Administrator, the Planning Commission, the Board of Appeals or the Township Board may require the deposit of cash, certified check, irrevocable bank letter of credit or surety bond or some other acceptable performance guarantee be deposited with the Township Clerk whenever a Special Land Use or Variance is granted, or when a permit is issued for improvements to property other than residential.

ZO-3.18.02(2) The cash deposit, along with accrued interest, shall be rebated bi-monthly, with the Township retaining an amount estimated to be 10% greater than the remaining project completion costs. The entire deposit shall be returned within 60 days of satisfactory completion to be determined by Zoning Administrator approval.

ZO-3.18.03 Site Plan

ZO-3.18.03(1) Every application for a land use permit shall be accompanied by a site plan showing the location and intended use (ie. residential, accessory for storage, pole barn for housing livestock, feed storage, etc.) of existing and proposed buildings and/or structures.

ZO-3.18.03(2) The site plan shall also include the location of any existing and proposed water supply and lines, septic system, driveways, utility lines, adjacent roads, the distance of each from property lines and other structures on the plan and any other relevant information.

ZO-3.18.03(3) Site plans shall be initially reviewed as follows:

ZO-3.18.03(3)(a) The *Zoning Administrator* shall review site plans submitted for currently conforming uses.

ZO-3.18.03(3)(b) The *Planning Commission* and the *Township Board* shall review site plans concerned with rezoning.

ZO-3.18.03(3)(c) The *Planning Commission* shall review site plans submitted with Special Land Use requests.

ZO-3.18.03(3)(d) The *Board of Appeals* shall review site plans submitted with requests for Variances and appeals from Special Land Use requests and Zoning Administrator's decisions.

ZO-3.18.04 The site plan, as approved, shall become part of the record of approval, and subsequent actions relating to the activity shall be consistent with the approved site plan, unless a change conforming to the zoning ordinance receives the mutual agreement of the landowner and the individual or body which initially approved the site plan.

ZO-3.18.05 Permit Fee

The fee established by the Township Board by resolution as set forth in the Annual Fee Resolution, shall accompany the application.

ZO-3.18.06 Commencement and Completion

ZO-3.18.06(1) Upon issuance of a permit, the applicant shall commence and diligently pursue the activity described in the application and upon failure to commence construction, the permit shall expire six (6) months from the date of issuance. Thereafter, an additional permit shall be required and obtained.

ZO-3.18.06(2) The exterior structure (eg roof, conventional siding, windows, etc.) shall be completed within one year of issuance of the permit.

ZO-3.18.06(3) The interior of residential premises shall be completed and an occupancy permit inspection requested within 2 years from date of issuance of the land use permit.

ZO-3.18.07 Adoption of State Building Codes

The provisions of

ZO-3.18.07(1) The state building code (as amended),

ZO-3.18.07(2) The state plumbing code (as amended),

ZO-3.18.07(3) The state electrical code (as amended), and

ZO-3.18.07(4) The state mechanical code (as amended) are adopted by reference.]

ZO-3.19.00 **Public Utility Buildings**

The erection, construction, alteration or maintenance by public utilities or municipal departments or commissions of underground or overhead gas, electrical, communication, steam or water transmission or distribution systems including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions for the public health, safety or general welfare, shall be permitted in every zoning district as authorized and regulated by other laws and ordinances, it being the intention hereof to exempt such structures, systems and facilities from the application of this ordinance, provided, that such exemption shall not include buildings other than such buildings as are primarily enclosures or shelters of the above essential service equipment.

ZO-3.20.00 **Reserved**

ZO-3.21.00 **Septage Waste Disposal**

ZO-3.21.01 No septage waste may be disposed of in Bridgehampton Township except as provided by 1986 PA 181 or other applicable legislation

ZO-3.21.02 No business, partnership, proprietorship, corporation, driver, supervisor or other person may cause the dispersal of septage waste in Bridgehampton Township unless in full compliance with 1986 PA 181 and the following requirements.

ZO-3.21.03 A licensed septage waste service shall record a true copy of said license with the Township Clerk prior to disposing of septage waste on land pursuant to the applicable provisions of Act 181, particularly Sections 11, 12, 13, etc.

ZO-3.21.04 Whether licensed or not, a septage waste service shall provide the Bridgehampton Township Clerk with the notification required under Section 11 of Act 181.

ZO-3.21.04(1) Whether licensed or not, a septage waste service shall notify the Bridgehampton Township Clerk or the Zoning Administrator at least 48 hours prior to disposal on land and not more than 24 hours after completion of disposal on land. Said notification shall include at least the following information:

ZO-3.21.04(1)(a) Date of service at source;

ZO-3.21.04(1)(b) Location of source(s) of septage;

ZO-3.21.04(1)(c) Amount of septage from each source;

ZO-3.21.04(1)(d) Identification of transporting vehicle(s) and drivers;

ZO-3.21.04(1)(e) Disposal site(s) in Bridgehampton Township.

ZO-3.21.05 Whether licensed or not, a septage waste service shall comply with the provisions of Section 12 of Act 181.

ZO-3.21.06 Whether licensed or not, septage waste may be dispersed only between dawn and dusk.

ZO-3.21.07 The provisions of 1986 PA 181 are hereby adopted by reference as part of the Bridgehampton Township Zoning Ordinance.

ZO-3.22.00 Signs

Outdoor advertising signs shall be permitted, subject to the following restrictions:

ZO-3.22.01 In Mobile Home Parks or Subdivisions (MHS), not more than one (1) sign (single or double sided) of not larger than nine (9) square feet in area on each side. However, where the road frontage exceeds two hundred twenty (220) feet, then a single sign may be up to thirty-two (32) feet in area.

ZO-3.22.02 Commercial, Residential, Agricultural, or Industrial property may utilize one (1) sign, which shall not be larger than thirty-two (32) square feet (single or double sided) of total area.

ZO-3.22.03 Signs of larger total size or quantity than designated in Section ZO-3.22.01 and ZO-3.22.02 may be allowed only when specifically approved by the Planning Commission as a Special Land Use upon a finding of compatibility with the neighborhood.

ZO-3.22.04 Outdoor advertising signs shall not be placed within one (1) feet from right-of-way line of any highway, street or road than the line of the public right-of-way, and such sign shall not obscure traffic vision or create a hazard to the public safety. Signs affixed to any building shall not project more than three (3) feet therefrom.

ZO-3.22.05 Any illuminated sign or display:

ZO-3.22.05(1) Shall be of low enough light intensity that it will not interfere with the vision of persons on highways, streets or roads nor be an annoyance to neighbors.

ZO-3.22.05(2) If rotating or blinking, shall not be on from one (1) hour after sunset to one (1) hour before sunrise.

ZO-3.22.06 Temporary announcement sign(s) may be installed in any district if the sign:

ZO-3.22.06(1) Is not more than thirty-two (32) sq. ft. in sign area.

ZO-3.22.06(2) Is installed for not more than six (6) months in a twelve (12) month period.

ZO-3.22.06(3) Is removed within fourteen (14) days after the announced event occurs.

ZO-3.22.06(4) Complies with all setback requirements.

ZO-3.22.06(5) Is installed with the property owner's permission.

ZO-3.22.06(6) Announces a specific event (eg. election, picnic, real estate sale, etc.).

ZO-3.22.06(7) Does not apply to commercial or industrial purposes.

ZO-3.23.00 Storage Yards

No land or premises shall be used as a storage yard as herein defined except by approval of the Planning Commission as provided in Section ZO-8.02.06 of this Ordinance. Unless specifically indicated otherwise, storage yards need not be paved.

ZO-3.24.00 Subdivisions

Unless provided otherwise in this ordinance, all lands situated in recorded plats or subdivisions shall be subject to the following restrictions, conditions and limitations, notwithstanding that the restrictions, conditions, and limitations of the zoning district where they are situated may differ from the following:

ZO-3.24.01 Yards

ZO-3.24.01(1) *Front Yards:*

Twenty-five percent (25%) of the lot with a minimum of twenty-five (25) feet from the front lot line.

ZO-3.24.01(2) *Side Yards:*

If a lot is one hundred (100) feet or more in width, then at least ten (10) feet on either side and if less than one hundred (100) feet in width, then twenty percent (20%) of the width with a minimum of five (5) feet on each side.

ZO-3.2401(3) *Rear Yards:*

Ten (10) feet in depth. The depth of rear yard abutting upon a street shall not be less than the depth of a front yard required for a building of the same size and kind on the adjoining lot fronting such rear street.

ZO-3.25.00 Plat Act

The Subdivision Control Act (1967 PA 288), as amended, is hereby adopted by reference.

ZO-3.26.00 Swimming Pools and Ponds (amd Ord 12-1)

ZO-3.26.01 Permits

ZO-3.26.01(1) This section applies to all man-made ponds and in-ground pools.

ZO-3.26.01(2) A land use permit shall be required for those utilizing electrical service or requiring more than three (3) feet of excavation.

ZO-3.26.01(3) A Site Plan is required for the installation of all pools that require permits.

ZO-3.26.01(4) In-ground swimming pools and man-made ponds shall be exempt from land use permit fees.

ZO-3.26.02 Setback and Safety Provisions

ZO-3.26.02(1) All electrical installations or wiring in connection with swimming pools shall conform to the provisions of the National Electrical Code

ZO-3.26.02(2) If service drop conductors or other utility wires cross under or over a proposed in-ground pool or man-made pond area, the applicant shall make satisfactory arrangements with the utility involved for the relocation thereof before a permit shall be issued.

ZO-3.26.02(3) No portion of an in-ground swimming pool, man-made pond or associated structure shall be permitted to encroach upon any easement or right-of-way which has been granted for public utility use.

ZO-3.27.00 Temporary Dwellings

No person may erect or occupy a temporary (ie. substandard) dwelling on any lot except as hereinafter provided:

ZO-3.27.01 . The Zoning Administrator may permit the use of a house trailer or mobile home as a temporary accessory dwelling to a permanent dwelling for a period not to exceed six (6) months.

ZO-3.27.02 No more than one temporary structure or mobile home may be used and occupied as such accessory dwelling and then only if the occupants of such trailer have access to and the unlimited use of sanitary facilities of the permanent dwelling.

ZO-3.27.03 The use of tents as a temporary dwelling for up to three (3) months in connection with recreational activities may be permitted upon application to the Zoning Administration showing that the necessary and proper health, sanitation, plumbing and fresh water facilities are provided.

ZO-3.27.04 The Zoning Administrator may permit on application the use of a trailer as a temporary dwelling with dimensions less than 12 x 50 for a period of twelve (12) months when the occupant of said trailer is definitely engaged in the construction of a permanent dwelling on said lot and when necessary and proper health, sanitation, plumbing and fresh

water facilities are provided. If substantial progress has been made toward completion of the building, the Zoning Administrator may grant two (2) extensions for six (6) months.

ZO-3.27.05 One (1) travel trailer, or motor home at each dwelling brought by visitors for traveling purposes may be occupied and allowed for six (6) months if the visitors occupying said trailer use the sanitary facilities of the dwelling of the property owner or occupants there visiting, or make other suitable provisions for sanitary facilities

ZO-3.28.00 **Transition Zoning**

ZO-3.28.01 Lots in two districts

Where a district boundary line as established in this Ordinance or as shown on the Zoning Map divides a lot which was in single ownership and of record at the time of this Ordinance, the use thereon and the other district requirements applying to the least restricted portion of such lot under this Ordinance shall be considered as extending to the entire lot, provided the more restricted portion of such lot is entirely within ten (10) feet of said dividing district boundary line. The use so extended shall be deemed to be conforming.

ZO-3.28.02 Lots in Commercial or Industrial Districts Adjacent to a Residential Zone

Where a lot in a Commercial or Industrial district abuts a lot in a Residential district there shall be provided along such abutting lines a yard equal in width or depth to that required in the residential district.

ZO-3.28.03 Front Yard Transition

Where the frontage on one side of a street between two intersecting streets is zoned partly as residential and partly as commercial or industrial, the front yard depth in the commercial or industrial district shall be equal to the required front depth of the residential district.

ZO-3.28.04 Corner Lot Transition

On every corner lot in residential subdivisions created after the enactment of this ordinance, there shall be provided on the side street a side yard equal in depth to the required front yard depth on said side street.

ZO-3.28.05 Parking Lots and Driveways Abutting Residential Zones

Whenever a parking lot or a driveway to a parking lot is hereafter established in other than a residential district so as to abut the side or rear line of a lot in a residential district a solid masonry wall, or a substantial view obstructing fence of not less than three (3) feet high and not more than eight (8) feet high, shall be constructed and maintained along said side or rear lot line up to, but not beyond, the setback building line. In addition, in all use districts, the lighting, including any permitted illuminated sign, on any parking lot or driveway shall be arranged so that there will be no annoying glare directed or reflected toward residential buildings or residential districts.

ZO-3.29.00 **Unsightly Ventures**

ZO-3.29.01 Barriers required

Permitted or pre-existing non-conforming unsightly ventures, including landfills, sand and gravel pits, open pit mines, dumps, junkyards, storage yards and unsightly industrial uses, shall be concealed from the view of the passing public.

ZO-3.29.01(1) The concealing barrier shall be at least eight (8) feet in height above normal property grade level.

ZO-3.29.02 The barrier may be a thickly planted green strip of at least fifteen (15) feet in width, an earthen berm, it may be a solid fence or a combination of the three. If a fence, it shall be well maintained and painted one solid color.

ZO-3.29.03 **Violations**

A citation, notice of violation or order of non-compliance with this section (issued by the Zoning Administrator) may be appealed to the Board of Appeals, which shall make a review and determination after a public hearing.

ZO-3.30.00 **Unused Automobiles and Vehicles**

A) Non-functional road vehicles may not be:

- 1) Conspicuously stored, dismantled or accumulated on any outdoor premises.
- 2) Located in front or side yards

B) Automobiles or other vehicles that do not bear a current State license plate shall be presumed to be non-functional.

ZO-3.30.02 If more than four (4) non-functional, unused or dismantled automobiles, trucks or other self-propelled vehicles not otherwise permitted or exempted are stored outside for a period of thirty (30) days consecutively, the owner shall comply with the provisions of Section ZO-3.09.00 "*Junkyards*" and ZO-8.02.00 "*Special Land Uses*", or shall remove said vehicles on request of the Zoning Administrator).

ZO-3.30.03 Non-functional or dismantled automobiles, trucks, vans, trailers or other vehicles shall not be used for purposes (housing livestock, storage, etc.) other than that originally intended.

ZO-3.30.04 Agricultural related off-road equipment and functional, roadworthy agriculture related road vehicles primarily used (at least annually) for transportation of agricultural product but temporarily parked and /or used for storage of feed, seed, fertilizer or herbicides are exempt from the provisions of this section.

ZO-3.31.00 **Waste Disposal**

(See "Septage Waste")

ZO-3.32.00 Water Supply and Sewage Disposal

A land use permit shall be contingent upon the approval of the water supply and sewage disposal systems by Sanilac County's Department of Health, or other appropriate official government authority. (See Section ZO-3.18.00 *“Permit & Site Plan Required”*).