

ARTICLE 10 - GENERAL PROVISIONS

1001. Scope:

Except as hereinafter provided, no building, lot, land, or part thereof shall be used, altered, constructed, or reconstructed, nor shall alterations be made in any existing buildings in Maple Grove Township except in conformity with the provisions of this Ordinance which apply to the zone in which it is located.

1002. Compliance with the State Construction Code Act of 1972, as amended:

All construction in Maple Grove Township shall be done in compliance with a Nationally recognized building code as specified in Michigan Act 230 of 1972, being the Michigan Construction Code Act of 1972, as amended and as same may be amended from time to time. Further, the construction code inspector shall obtain a copy of a land use permit issued under this Ordinance, as part of a construction permit application.

101. Environmental, water:

1010. Compliance with Manistee County Sanitary Code, as amended:

Every structure or device hereinafter erected or moved upon any premises and designed, used, or intended for human habitation shall conform to the rules and recommendations of the Department of Public Health of the State of Michigan and the Manistee County Sanitary Code. The Zoning Administrator shall issue a Land Use Permit to an applicant providing the intended use is in accordance with the provisions of this Ordinance, so that a Septic/Well Permit may be issued by the Manistee County Health Department. Applicant shall notify the Maple Grove Township Zoning Administrator when septic/well system has been approved by the Inspector. If the Land Use Permit is issued for Commercial/Industrial purposes, a Plumbing Inspection by a State Plumbing Inspector is also required.

1011. Sanitation and Water Supply Systems:

For the public health, safety, and general welfare of the inhabitants of Maple Grove Township, sanitation, sewage disposal, septic tank, waste disposal, and water supply systems shall be of ample capacity for purposes intended and shall be designed, located, and constructed in strict conformity with applicable Ordinances, Laws, and Sanitary codes set forth by the State of Michigan, Manistee County, and Maple Grove Township.

1012. Hazardous Substance Groundwater Protection:

- A. All businesses and facilities (except fuel stored in a fuel tank which is part of a motor vehicle for purposes of use by that vehicle's motor) which use or generate hazardous substances:
 - 1. in quantities greater than one hundred (100) kilograms (approximately two hundred twenty (220) pounds) per month or ninety five (95) liters (approximately twenty five (25) gallons) per month, whichever is less, or
 - 2. stores greater than one hundred (100) kilograms (approximately two hundred twenty (220) pounds) or ninety five (95) liters (approximately twenty five (25) gallons), whichever is less,shall comply with the following groundwater protection requirements.
- B. Groundwater Protection requirements:
 - 1. Groundwater Protection, generally:
 - a. The project and related improvements shall be designed to protect the natural environment, including lakes, ponds, streams, wetlands, flood plains, groundwater, street slopes, and natural and man-made drainage systems.
 - b. Storm water management and drainage facilities shall be designed to retain the natural retention and storage capacity of any wetland, water body, or

- watercourse, and shall not increase flooding or the potential for pollution of surface or groundwater, on-site or off-site.
- c. General purpose floor drains and storm drains shall be:
 - (1) connected to an on-site holding tank (not a septic tank/drain field or a dry well) in accordance with state, county and municipal requirements, or
 - (2) authorized through a state groundwater discharge permit, or
 - (3) connected to a public sewer system.
 - d. State and federal agency requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of hazardous substances and polluting materials shall be met. No discharge to groundwater, including direct and indirect discharges, shall be allowed without appropriate state and county permits and approvals.
 - e. In determining conformance with the standards in this Ordinance, the Administrator or Commission, whichever one is applicable, shall take into consideration the publication titled "Small Business Guide to Secondary Containment; Practical Methods for Above-ground Storage and Containment of Hazardous Substances and Polluting Materials" published by the Clinton River Watershed Council, May 1990, and other references.
 - f. Out-of-service water wells shall be sealed and abandoned in accordance with applicable requirements of the Michigan Department of Public Health and the Manistee-Mason District Health Department.
 - g. If the site plan includes territory within a Wellhead Protection Overlay Zone submit a signed statement providing permission for periodic follow-up groundwater protection inspections by the Administrator, county and state officials.
2. Above-ground Storage
- a. Primary containment of hazardous substances shall be product-tight containers which are protected from weather, leakage, accidental damage, and vandalism.
 - b. Secondary containment for the storage of hazardous substances and polluting materials is required. Secondary containment shall be one of the following, whichever is greatest:
 - (1) sufficient to store the substance for the maximum anticipated period of time necessary for the recovery of any released substance, or
 - (2) shall be at least as great as volumes required by state or county regulations, or
 - (3) shall, if not protected from rainfall, contain a minimum of
 - (a) 110 percent of the volume of the largest storage container within the dike of the secondary containment area, plus
 - (b) the volume that is occupied by all other objects within and below the height of the dike of the secondary containment area plus
 - (c) the volume of a 6 inch rainfall.
 - c. Secondary containment structures such as out buildings, storage rooms, sheds and pole barns shall not have floor drains which outlet to soils, groundwater, or nearby drains or rivers.
 - d. Areas and facilities for loading/unloading of hazardous substances and polluting materials, as well as areas where such materials are handled, stored or used, shall be designed and constructed to prevent discharge or runoff to floor drains, rivers, lakes, wetlands, groundwater or soils.

- e. At a minimum, State of Michigan and Federal agency requirements for storage, leak detection, record keeping, spill prevention, emergency response, transport and disposal shall be met.
 - f. Bulk storage of pesticides shall be in accordance with requirements of the Michigan Department of Agriculture.
3. Underground Storage
- a. Underground storage tank installation, operation, maintenance, closure and removal shall be in accordance with the requirements of the State Police Fire Marshal Division and the Michigan Department of Environmental Quality.
 - b. Bulk storage facilities for pesticides and fertilizers shall be in compliance with requirements of the Michigan Department of Agriculture.

[Annotation: Entire section on hazardous substance groundwater protection added by amendment, August 9, 1995, effective August 10, 1995 at 12:01am.]

102. Environmental, Solid Waste:

103. Environmental, Land/Other:

1030. Removal of Soil, Sand, Clay, Gravel, and Other Material or Resources:

- A. Except for the purpose of accessory excavation of buildings to be located upon land in Maple Grove Township, top soil, sand, clay, gravel, or other materials or resources, except oil and gas, shall not be removed from any premises in any Zoning District except under a Special Land Use Permit issued by the Maple Grove Township Planning Commission, subject to conditions as specified under Section 8601 *et. seq.* of this Ordinance, which may be issued in appropriate cases upon filing of an application and payment of fee, accompanied by a suitable agreement or bond that such removal will not cause stagnant water to collect, or leave the surface of the land at the expiration of such permit in an unstable condition or unfit for the growing of turf or for other land uses permitted in the District in which such removal occurs.
- B. In addition to the Special Land Use Permit, a Soil Erosion and Sedimentation Control Permit, obtainable from the Manistee County Building and Soil Erosion Control Department, is required whenever any earth movement change of over one (1) acre in size or any earth movement change within five hundred (500) feet of a body of water.

1031. Gas, Oil, and Mineral Resources:

Notwithstanding the provisions of this Ordinance, the extraction of subterranean natural resources shall be permitted provided:

- A. That disruption of the surface of natural vegetation as a consequence of the exploration or production of such resource shall be restored to a state similar to that existent before such exploration or production was begun within thirty (30) days of termination of such exploration or production
- B. Structures used to produce or store subterranean resources shall, if located on a site for more than ninety (90) days, be concealed or painted to harmonize rather than contrast with the natural surroundings.
- C. All engines, motors, pumps, or related equipment shall be so situated as to reduce noise nuisance factor to acceptable levels.

104. Parcel & Setback Regulations:

1040. Height:

No building or part thereof, shall be erected or altered to a height exceeding two and one-half (2.5) stories or thirty-five (35) feet except that non-dwelling buildings other than accessory buildings may be erected or altered to a height not exceeding fifty (50) feet when approved by the Maple Grove Township Planning Commission. Antennas or towers to be erected to more than fifty-five (55) feet above ground level shall require Special Use permit.

105. Vehicle Access/Roads/Parking:

1050. Traffic Visibility at Corners:

No use, structure or plant material, such as parking spaces, fences, signs, berms, hedges, or planting of shrubs, which obstructs safe vision at a road corner, shall be located, erected or maintained within a triangular area formed by a line connecting two points:

- A. Forty (40) feet from the point of the intersection of the two front property lines adjacent to a road, or
- B. The two road right-of-way lines, or
- C. A line parallel to and thirty-three (33) feet to the side of the center lines of the used lanes of travel of the two roads,

whichever creates the larger triangular area.

[Annotation: This Section added by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]

1051. Road:

Every road which provides or may provide access to and from another road for three (3) or more dwelling units or principal buildings on separately owned parcels shall meet the following conditions:

- A. Be constructed in a good and workmanlike manner within the right-of-way which is established by duly recorded conveyance and which is not less than sixty-six (66) feet in width, dedicated to the public.
- B. Be constructed so as to sufficiently control storm water runoff and permit effective storm water drainage by such means as two foot deep ditches constructed parallel to and on either side of the street, or by use of curb and gutter with a storm sewer system; and by sloping the sides of the street from the center thereof, or by other effective methods.
- C. Shall be constructed according to standards as may be adopted by the Manistee County Road Commission.
- D. Shall be a public road.

[Annotation: This Section added by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]

1052. Driveway Design.

1053. Vehicular Parking Spaces, Access and Lighting:

- A. For each principal building or establishment hereafter erected or altered and located on a public road in any land use district, including buildings and structures principally used as a place of public assembly, there shall be provided and maintained suitable space off the public right-of-way which is adequate for the parking or loading of motor vehicles in the proportions identified below. The parking spaces called for in this section shall be considered minimum requirements under this Ordinance and in the case of more than one use on a parcel, the minimum shall be the sum of the required parking for each use:
 1. Single Family Dwellings, Duplexes, Multiple Family Dwellings (Apartments): Two (2) parking spaces for each family unit occupying the site.
 2. Hotels, Motels and Lodging Places: One (1) parking space for every three (3) bed-spaces of legal sleeping capacity.

3. Nursing Home, Personal Care Facilities, Hospitals and Similar Institutions: One (1) parking space for every four (4) beds, plus one (1) parking space for each employee or staff member during any shift.
 4. Public Meeting Places; Open Dance Hall, Theatres, Auditoriums or other places of public assembly: One (1) parking space for every four (4) seats of legal capacity.
 5. Professional Service Offices (i.e. Insurance, Real Estate, Legal, Dentists, Physicians): One (1) parking space for every two hundred (200) square feet of floor area; provided, however, that medical/dental offices shall provide at least three (3) parking spaces for each physician/dentist.
 6. Taverns; Restaurants: One (1) parking space for every three (3) seats of legal capacity.
 7. Any other Retail Commercial Establishment: One (1) parking space for every one hundred (100) square feet of floor area.
 8. Any other Service; Wholesale Commercial Establishment: One (1) parking space for every two hundred (200) square feet of floor area.
- B. In addition to the above requirements, parking space in the proportion of one (1) space for every two (2) persons employed at the establishment during any shift shall be provided. Adequacy of parking shall be based upon the anticipated density of use of the establishment or premise by patrons, employees or residents and by reference to the standards contained in Section 1053.A. The Zoning Administrator shall establish the number of parking spaces required in the Land Use Permit.
- C. A parking space shall be a minimum of ten (10) feet by twenty (20) feet, with center and cross aisles being a minimum of twenty (20) feet wide.
- D. Approval for the location of all exits and entrances to the site shall be obtained from the County Road Commission for all roads. Such approval shall also include the design and construction of exits and entrances to protect public safety, ensure adequate drainage and other public requirements.
- E. Parking areas required under this section, and publicly owned parking lots, shall not be used for the storage or continuous parking of recreational vehicles, motor vehicles, or trailers without a current license plate, and junk for more than a twenty-four (24) hour period.

[Annotation: This Section added by amendment adopted September 10, 2007, effective October 4, 2007 at 12:01am.]

106. Aesthetics, Signs:

1060. Signs:

The following provisions pertaining to the erection and maintenance of signs within the unincorporated limits of Maple Grove Township will apply:

- A. Such advertising sign or display shall comply with the statutes of the State of Michigan.
- B. Such advertising sign or display shall not be erected or placed within three hundred (300) feet of any dwelling existing at the time said sign or display is erected or moved to such location, provided such dwelling is used exclusively for residential purposes, and further provided, that, should a residential dwelling be erected within the three hundred (300) feet limitation area, the permit shall be revoked and the owner of the sign or agent thereof shall be notified in writing of the revocation and, said notification shall direct removal of said sign within ninety (90) days of date of notification.
- C. Such advertising sign or display shall not be erected or placed within three hundred (300) feet of an existing sign or display.
- D. The dimensions of signs or displays shall be determined by overall dimensions including trim and placement from street, road, or thoroughfare right-of-ways, measured on a line ninety (90) degrees horizontally to the right-of-way line, shall be in accordance with the following:
 1. Up to fifty (50) square feet - shall not be less than fifteen (15) feet from right-of-way.

2. Fifty through one hundred fifty (50-150) square feet - shall not be less than twenty-five (25) feet from right-of-way.
 3. Over one hundred fifty (150) square feet - shall not be placed less than the setback required by this Ordinance for any building hereafter erected in the zoning district concerned.
- E. Temporary signs or displays non-illuminated pertaining to the sale, lease, or rent of a building shall be limited to a size not exceeding twelve (12) square feet and shall be placed not less than one-half (0.5) the depth or required front yard from lot line. Such signs or displays shall be removed as soon as the premises are sold, leased, or rented.
 - F. Bulletin boards or churches, schools, libraries, or other public buildings shall be permitted providing such is located on the premises thereof and is placed so as not to obstruct the view of traffic from the sidewalks, driveways, roadways, or adjoining property.
 - G. Agricultural displays and roadside stands shall be permitted Provided such is located on a farm not less than twenty-five (25) feet from road right-of-way with adequate parking area for prospective customers clear of the right-of-way and such display and sales are limited to products of that farm.
 - H. One identification sign of not more than twenty-four (24) square feet may be erected on the premises as part of any business or activity conducted thereon in any district, except that signs related to home occupations shall be controlled by the provisions of Section 502 of this ordinance, definition of "home occupation".
 - I. Signs, displays, billboards, and other commercial forms of advertising media may be erected and maintained within the unincorporated areas of Maple Grove Township by application to the Maple Grove Township Planning Commission and filed with the Zoning Administrator, for a Special Use Permit. Such approval, if granted, shall be for an initial period of one (1) year and may be extended thereafter upon approval of said Commission. Fees for application and extensions shall be as established by the Maple Grove Township Board. Any State of Michigan or federal regulations contrary to the provisions set forth herein shall supercede determinations or rules of the Maple Grove Township Planning Commission set forth pertaining to signs.

107. Structure regulations:

1070. Temporary Dwellings:

No tent, trailer, trailer coach, motor home, camper, or other temporary structure shall be employed as a dwelling unit except as hereinafter provided.

- A. Such temporary structures may be used to house campers at a Trailer Park in compliance with all appropriate provisions of the Michigan Mobile Home Park Act, being Act 243 of Public Acts of 1959, as amended.
- B. Temporary structures may be used on a residential site by the owner or tenant for his own use for purposes of housing guests provided such occupancy does not exceed thirty (30) days in any one calendar year and provided further than not more than one (1) such structure is used for this purpose. Compliance with Section 1010 of this Ordinance shall precede occupancy of any such structure.
- C. Structures used as temporary dwellings for the purpose of housing Migrant Farm Workers for seasonable crops shall only be used for that purpose and shall be so constructed as to conform to the standards set forth in the MIGRANT FARM WORKERS ACT of the State of Michigan.
- D. A garage, basement, trailer coach, or mobile home may be utilized as a dwelling by the owner of a premises during the period when a dwelling conforming to the provisions of this Ordinance for the Zoning District in which located is in the process of erection and completion on the same lot. Compliance with Section 1010 of this Ordinance shall precede occupancy of any such dwelling. Additionally, Trailer coaches or mobile homes, when authorized for temporary dwellings will be blocked, leveled, adequately anchored, and skirted within thirty (30) days following approval for occupancy.
- E. Temporary dwellings shall meet the following standards:

1. They shall be totally self-contained or have a proper septic facility setup that meets County Sanitary Code.
2. They shall comply with all setback requirements of this Ordinance in the land use District in which permitted.
3. The use of said dwelling shall not be contrary to public health, safety, or welfare.
4. They must comply with all applicable building and fire codes.
5. The use of temporary dwellings shall be limited to one (1) year beginning with the issuance of a temporary dwelling permit by the Zoning Administrator. The permit may be renewed for not more than one (1) year at a time upon approval of the Township Zoning Administrator for good cause shown. Good cause shall be limited to reasonable delay in the construction of the permanent dwelling beyond the control of the owner such as unavailability of materials, labor strikes, inclement weather or fires.
6. A Building Permit shall be required prior the installation and use of the temporary dwelling.
 - a. Temporary dwelling permits, when approved, shall be limited to twelve (12) months, beginning with the issuance date of the permit therefor.
 - b. The permit may be renewed yearly for not more than two (2) additional years following expiration of original time period upon approval of the Maple Grove Township Zoning Administrator for good causes shown.
 - c. Fees for initial and subsequent permit issuances shall be as established by the Maple Grove Township Board.
7. Temporary Dwellings may be used as part of a campground licensed by the Michigan Department of Public Health.
8. Temporary Dwellings may be used for temporary recreation on a non-commercial/no rental basis by tourists, campers and sportsmen in public land where such activity is allowed by State or Federal regulations or on privately-owned land not to exceed a period of nine (9) months in a calendar year.
9. Application for the erection, placement, and use of temporary dwelling structures shall be made in writing to the Maple Grove Township Zoning Administrator.

[Annotation: Entire sub-section added by amendment adopted September 12, 1986.]

- F. Application for the erection, placement, and use of temporary dwelling structures shall be made in writing to the Maple Grove Township Zoning Administrator.

1071. Accessory Buildings and Structures:

- A. No accessory building or structure shall be allowed on any parcel on which there does not also presently exist a principal or main building or structure, unless construction of the accessory building or structure occurs contemporaneously with the construction of the principal or main building or structure. This limitation shall not apply to accessory buildings or structures located on farms.
- B. All accessory buildings and structures shall be in the side yard or rear yard, except as follows:
 1. When built as part of the main building;
 2. In land use districts where land abuts a body of water, in which case accessory buildings and structures necessary for the enjoyment of the water, such as boathouses, docks, and erosion control devices may be placed in the waterfront yard and within the waterfront setback line; and
 3. In the Forest Recreation and Ag-Residential Districts, accessory buildings and structures may be located in a front yard provided the parcel in question is larger than one (1) acre in size and a front yard setback is observed which is two times (x2) the normal front yard setback for the land use district in question; otherwise, accessory buildings and structures shall be located only in the side or rear yards. Nothing in this section shall be construed as modifying any other applicable requirement for the parcel in question, including, but

not limited to, lot size or dimensions, road frontage or size of accessory building or structure.

- C. An accessory building attached to the principal building shall be made structurally a part thereof and shall comply, in all respects, with the requirements applicable to the principal building.
- D. An accessory building and structure, unless attached and made a part of the principal building, shall not be closer than ten (10) feet to the principal building and shall meet all setback requirements of the land use district in which it is erected, moved, altered or used, unless otherwise expressly provided in this Ordinance.
- E. All accessory buildings and structures shall be anchored to the ground and shall conform to all applicable building code regulations.
- F. The requirements of this section shall apply to all accessory buildings and structures, permanent or temporary, including additions to or modifications of, existing accessory buildings or structures, and whether or not such accessory buildings or structures or additions or modifications require the issuance of a land use permit.

[Annotation: Section 1071 added by amendment, effective December 22, 2002.]

1072. Communication Tower Facilities (Permitted Use):

- A. Wireless Communication Facilities may locate in any zoning district, as a permitted use, if:
 - 1. Located on an existing building or structure, or is otherwise hidden from view by being incorporated in an existing building, or if it co-locates on an existing tower, and the purposed height does not require lighting by FCC and/or FAA regulations, and;
 - 2. Shall be removed and the site restored to its original condition by the property owner or lessee within ninety (90) days of being abandoned (no longer used);
 - 3. Shall be so constructed and placed that there is no danger of the structure falling on adjacent properties or off premises electric power lines and further the operation of any such facilities shall not interfere with normal radio/television reception in the area.
- B. Any other private or individual television/radio reception/transmitter tower shall be so constructed and placed that there is no danger of the structure falling on adjacent properties or off premises electric power lines and further the operation of any such facilities shall not interfere with normal radio/television reception in the area.

[Annotation: This section added by amendment January 17, 2001.]

108. Dwelling/Residential Standards:

1080. Dwellings:

No person shall use, occupy or permit the use or occupancy of a structure as a dwelling, or duplex, which does not comply with dwelling standards of this Ordinance, or standards of the State of Michigan and United States Department of Housing and Urban Development, whichever is applicable, within any district, except in a designated mobile home park, and except as hereinafter provided. All dwelling structures shall comply with the following minimum standards:

- A. No dwelling or duplex shall hereinafter be erected which shall have less than six hundred (600) square feet and an area of the structure which is at least twenty (20) by twenty (20) feet.
- B. Dwelling or duplex shall comply in all respects with the Michigan State Construction Code Commission under provisions of Public Act 230 of 1972, as amended, being M.C.L. 125.1501 et. seq. including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulations for construction are different than those imposed by the Michigan building code, then and in that event such federal or state standard or regulation shall apply.
 - 1. Foundations: It shall be firmly attached to a permanent foundation constructed on site in accordance with said State Construction Code and shall have the same perimeter dimensions of the dwelling, except cantilevers, and constructed of such materials and type as required in the said State Construction Code for dwellings, or, in the case of mobile homes, that dwelling shall be installed pursuant to the manufacturer's set-up instructions

- and shall be secured to the foundation by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission or said State Construction Code, whichever is stricter, and with the wheels removed and shall not have any exposed towing mechanism, undercarriage or chassis;
2. Framing, structural, insulation shall comply with the State Construction Code, or in the case of mobile homes, shall comply with the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, as amended, and which bears a HUD seal or certification by a certified inspector signifying inspection and compliance with the same;
 3. Final finished: shall comply with the said State Construction Code.
- C. The dwelling complies with all pertinent building and fire codes. In the case of a mobile home, all construction and all plumbing, electrical apparatus and insulation within and connected to said mobile home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time such standards may be amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.
- D. Every dwelling hereinafter erected shall have a roof slope of at least three inches of vertical rise for each foot of horizontal distance (3 on 12 pitch) or steeper. In no case, however, shall the pitch be less steep than the manufacturer's recommendation for the shingles used on the roof. The Appeals Board may grant a variance to slope requirements here, Section 9603.A not withstanding, if compatible architecturally with the existing neighborhood.
- E. It shall contain only additions or rooms or other areas which are constructed with similar quality workmanship to, or of better quality, than the original structure. Further, it shall include permanent attachment to the principal structure as long as such attachment does not include a bearing load on a mobile home.
- F. The dwelling contains a storage capability area in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to, or of better quality than, the principal dwelling, which storage area shall be equal to ten (10) percent of the square footage of the dwelling or one hundred (100) square feet, whichever shall be less.
- G. The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by State or Federal law or otherwise specifically required in this Ordinance pertaining to such parks.
- H. All construction required by this section shall be commenced only after a construction permit has been obtained in accordance with the applicable construction code provisions and requirements.

[Annotation: This section amended May 8, 2000.]

1081. Second Dwelling on a Parcel:

[Annotation: This section added by amendment March 1991; effective March 28, 1991.]

- A. The purpose of this section is to provide for placement of a second dwelling on a parcel, that would not otherwise be allowed by this Ordinance --recognizing a need for extended members of family to take residence near their home, but in separate living quarters-- due to age, illness, or handicap such that they cannot care for themselves; while at the same time protecting the character of a single family neighborhood.
- B. A second dwelling may be placed on the same parcel where a dwelling already exists if the following conditions are met:
 1. The application for a use permit shall include a site plan.
 2. The second dwelling shall comply with all applicable construction, height, yard and setback regulations of this Ordinance.
 3. The distance between the principal and second dwelling shall be equal to twice the side yard setback required in the respective district.
 4. The second dwelling shall be located in the rear yard.

5. The second dwelling is on a parcel with frontage on a public road, with a driveway adequate to provide off-road parking for two dwellings (at least, but not limited to, three parking spaces), which has access to public road or alley.
6. Occupancy of one of the two dwellings shall be only by family members or extended family members who are over 65 years old or handicapped and not able to fully care for themselves.
7. The design of the second dwelling shall be a moveable structure and shall be temporary, to be removed within 90 days when no longer occupied by qualified resident (see Section 1081.B.6 of this ordinance.) Before a permit is issued, the applicant shall provide security to cover removal costs. Such security shall be in the form specified in Section 8603.G of this Ordinance.
8. The application shall include a medical doctor's written statement the individual is handicapped or elderly and not able to fully take care of one's self. The permit, when issued, shall indicate it is a temporary permit and not transferable to another individual.

109. Other Special Purpose:

1090. Mobile Home Park or Trailer Coach Park:

- A. The materials required for License Application under the Mobile Home Park Act, being Act 243 of Public Acts of 1959, as amended, or the Mobile Home Commission Act, being Act 119, of Public Acts of 1976, as amended, whichever is applicable, shall be submitted along with an application in writing to the Maple Grove Township Planning Commission and filed with the Zoning Administrator. Said application shall be accompanied by a preliminary site plan showing the location, layout, general design, and a general description of the project. A fee, as established by the Maple Grove Township Board, shall accompany said application.
- B. The following standards are hereby established and shall be adhered to in the site planning and review:
 1. The location and operation of said park shall not tend to produce noise, annoyance, or prove otherwise injurious to the surrounding neighborhood; nor be inimical to public health, safety, or general welfare of the community.
 2. Such park shall be provided with not more than one (1) safe entrance from and one (1) safe exit to the public street, road, or thoroughfare.
 3. Said park shall be adequately buffered from adjoining properties through the use of walls, fences, or other construction, which shall be kept in good repair at all times. Shrubs and trees may be used in conjunction with the aforementioned buffers; but, they shall be maintained in a neat, clean, and attractive manner, trimmed and/or pruned so as to preclude use of, for access to, or from said park.
 4. Said park shall have a well-lit perimeter road with the outer edge of right-of-way setback of twenty-five (25) feet. Setback space may be utilized in providing off-street parking for tenants and guests. A minimum of one (1) parking space for every three (3) mobile home sites shall be provided. The park shall be adequately lit during darkness.
 5. Said park shall in all ways comply with Act 119, Public Acts of 1976, as amended, and all pertaining rules in regard to internal roads, driveways, on-site Parking, vehicular circulation and pedestrian circulation systems.
- C. The Maple Grove Township Planning Commission shall follow procedures set forth in Section 8805 of this ordinance, in arriving at its decision, to approve or disapprove said Application.
- D. An annual renewal fee, as established by the Maple Grove Township Board, shall be due upon the anniversary date of said Permit.

1091. Airport Zoning:

All lots, tracts, and parcels of land in Zoning Districts contiguous to the boundaries of the Kaleva Airport shall be restricted as to land use and height structures authorized as set forth in Public Act 259, State of Michigan, of 1959, as amended, defined as the "Tall Structure Act". Specifically, as set forth in subject Act, no person shall erect, add to the height of, or replace any structure within any area lying five hundred (500) feet on either side of the centerline of a runway or landing strip for a distance of two (2) miles from the nearest boundary of the public use airport which will result in a structure extending higher than the height determined by the ratio of one (1) foot measured vertically from the established airport elevation to each twenty (20) feet of distance measured horizontally, between such nearest boundary of such airport and the structure.

ARTICLE 18 - LAND USE DISTRICTS

1801. Land Use Districts:

The unincorporated portion of Maple Grove Township, Manistee County, Michigan, is divided into the following Land Use Districts:

- A. Rural Districts:
 - 1. Forest, Recreational, Wildlife, Wetland, FR-I.
 - 2. Agricultural - Residential, AG-I
- B. Residential Districts:
 - 1. R-I, Single Family,
 - 2. R-II, Multiple Family,
 - 3. R-III, Multiple Family.
 - 4. Commercial - Residential, CR-I.
- C. Industrial Districts:
 - 1. Industrial - Residential, IR-I.
- D. Overlay Districts:
 - 1. Wellhead Protection Overlay District

[Annotation: District added by amendment, effective January 8, 1998.]

1802. Zoning Map:

The Land Use Districts into which each parcel of land in the unincorporated portion of Maple Grove Township are bounded on a map entitled, "Zoning Map of Maple Grove Township, Manistee County, Michigan", which "Zoning Map" and the contents thereof are hereto attached and incorporated herein by reference.

[Annotation: The zoning map was amended to add the boundaries of the Wellhead Protection Overlay District, effective January 8, 1998.]

1803. Interpretation:

Unless otherwise indicated, the boundary lines of said Districts shall be interpreted as following along section lines or customary division lines of sections, such as quarter or eighth lines, or the centerlines of roads, thoroughfares or highways, or waterways, or the waters edge of water bodies, or the boundaries of incorporated areas, recorded plats or subdivisions, or property lines of legal record on the date of enactment of this Ordinance or amendments thereto, or the extension of any of said lines. All questions concerning the exact location of boundary lines of any district not clearly shown on the Zoning Map shall be determined by the Maple Grove Township Board of Appeals consistent with the purpose of this Ordinance.