

ARTICLE 4 DISTRICT REGULATIONS

Sec. 4.01 District Boundaries

The boundaries of these districts are hereby established as shown on a map entitled "Zoning Map," Village of Otisville, Genesee County, Michigan, dated October 28, 2004 which accompanies and is hereby made a part of this Ordinance. Except where specifically designated on said map, the district boundary lines are intended to follow lot lines, the center lines of creeks, streams or rivers, the center lines of streets or alleys, the center lines of streets or alleys projected, railroad right-of-way lines, section lines, one-quarter section lines, one-eighth section lines or the corporate limit line, all as they existed at the time of the enactment of this Ordinance; except as otherwise specifically described; but, where a district boundary line does not coincide with lot lines, said boundary lines shall be dimensioned on the Zoning Map.

Sec. 4.02 Zoning District Map

The land areas and sizes of dwellings assigned to these districts the designation of same, and the boundaries of said districts are shown on the map hereto attached and made part of this Ordinance, said map being designated as the Zoning District Map showing use districts and building districts in the Village of Otisville and said map and the proper notations, references and other information shown thereon shall be as much a part of this Ordinance as if the matters and information set forth by said map were all fully described herein.

Sec. 4.03 Zoning Districts

For the purpose of this Ordinance all of the unincorporated area of the Village is divided into the following Use Zoning Districts:

- Residential "A-1" District
- Residential "A-2" District
- Residential "B" (Multiple Family) District
- Residential "C" (Mobile Home Park) District
- Commercial "A" (Central Business) District
- Commercial "B" (General Business) District
- Industrial "I" District

Uses listed in the Table of Uses are the only uses allowed under this ordinance. Uses not listed are prohibited.

Sec. 4.04 Table of Purpose

District	Purpose
Residential A	The purpose of this district is to provide areas suitable for single family detached home neighborhoods which are protected from the negative impacts of incompatible commercial and industrial uses while allowing for supportive non-residential uses such as schools, parks and religious institutions.
Residential B	The purpose of this district is to provide appropriate locations for multi-family residences that are adequately served by public infrastructure and adequately buffered from less intensive uses.
Residential C	The purpose of this district is to provide for appropriate sites for mobile home parks, with adequate parcel size and public infrastructure.
Commercial A	The purpose of this district is to promote the long term health of the village's traditional downtown center with pedestrian circulation and on-street parking.
Commercial B	The purpose of this district is to provide appropriate locations for automobile oriented commercial areas, with adequate off-street parking and setbacks from the highway.
Industrial	The purpose of this district is to provide locations for industrial uses, with adequate public infrastructure and appropriate design standards necessary to protect adjacent land uses and the public health.

Sec. 4.05 Table of Uses

Use	Res A-1	Res A-2	Res B	Res C	Com A	Com B	Ind
Residential Uses							
Adult Foster Care Family Home	P	P					
Adult Foster Care Small Group Home (1-6)	P	P	P				
Adult Foster Care Small Group Home (7-12)			P				
Adult Foster Care Large Group Homes (13-20 Persons)			P				
Apartments			P				
Cluster subdivisions	C	C	C				
Family Day Care Home	P	P					
Garden apartment			P				
Group Day Care Home	C	C	P		P	P	
Home occupations	P	P	P				
Keeping of not more than two boarders	P	P	P				
Mobile home parks				P			
One family dwelling, detached	P	P					
Residence as accessory use					P	P	
Townhouse			P				
Two family residences	C	C	P				
Three and four family residences	C	C	P				
Commercial Uses							
Amusements, Commercial						P	
Auto Body Shop							C
Bars, Cocktail Lounges and Taverns					C	P	
Baseball or football stadium							P
Building material sales yard							P
Business and professional offices.	C	C	C		P	P	
Bus Stations						C	

Use	Res A-1	Res A-2	Res B	Res C	Com A	Com B	Ind
Car Washes						P	
Clubs					C	C	
Commercial Educational Institutions					C	P	
Contractor Establishment						P	
Contractors equipment storage yard							P
Dance Studios					C		
Day Care Centers					C	C	
Drive-in Theaters						C	
Financial Institution					P	P	
Funeral Homes and Mortuaries					C	P	
Golf Driving Ranges						C	
Greenhouses						P	
Hotels and Motels					C	P	
Lawnmower Repair						P	
Medical and dental clinics.	C	C		C	C	P	
Mini storage facilities without outdoor storage						C	P
Monument Sales						P	
Music Studios					C		
Newspaper publishers and print shops					C	P	
Outdoor amusement parks							P
Outdoor Commercial Entertainment Facility							P
Personal Service Establishment					P	P	
Restaurants, Without Curb, Drive-In Service or Drive-Thru (service entirely within building)					P	P	
Restaurants with curb, drive-in or drive-thru service						C	C
Retail Establishment					P	P	
Retail lumber yard							P
Service Station						P	
Service Garage						C	
Shopping Centers						C	

Use	Res A-1	Res A-2	Res B	Res C	Com A	Com B	Ind
Special Regulated Uses						C	
Theaters (indoor)					P	P	
Vehicle Sales, Rental and Service						P	
Vet Clinic (no boarding)						C	P
Industrial Uses							
Junk, salvage and recycling facilities							C
Laundry, cleaning and dyeing works and carpet or rug cleaning.							P
Laboratories, experimental or testing							P
Light Industrial Assembly							P
Light Industrial Manufacturing							P
Freight or trucking terminals							P
Industrial park							
Machine Shops, Incidental to a Permitted Use						P	
Machine shop							P
Plumbing or sheet metal shop							P
Railroad repair shop							C
Rock, sand, gravel, distributions, or processing							C
Slaughterhouse							C
Warehouse							P
Wholesale storage of petroleum							C
Institutional Uses							
Adult Day Care (1-6)	C	C	C	C	P	P	
Adult Day Care (7-12)					P	P	
Adult Day Care (13-20)					P	P	
Cemeteries	C	C	C				
Churches, synagogues, temples,			C		C	C	
Fire stations and water towers	C	C	C				
Institutions for Human Care	C	C	C				

Use	Res A-1	Res A-2	Res B	Res C	Com A	Com B	Ind
Private parks and recreational areas	C	C					
Municipal, county, state and federal administration buildings community center buildings	C	C	C		C	P	P
Private parks and recreational areas	C	C					
Public and parochial schools, and colleges	C	C	C				
Public libraries, museums and art galleries	C	C	C				
Public parks, golf courses, country clubs, tennis courts	C	C	C				
Public parks, golf courses, country clubs, tennis courts	C	C	C				
Public utility buildings	C	C			C	P	
Public utility service yard or electrical receiving transforming station							P
Other							
Accessory structures	P	P	P	P	P	P	P
Accessory use	P	P	P	P	P	P	P
Airports or heliports	C	C					
Communication Antennae	C	C	C	C	C	C	P
Communication Tower							C
Excavation of sand and/or gravel	C	C					
Radio and television stations	C	C			C		
On-site signs as provided in the Village of Otisville Sign Ordinance	P	P	P				
Outdoor Recreation Facilities	C	C	C				
Planned unit developments (PUD)	C	C	C				
Solar Energy – Accessory Use	A/C	A/C	A/C	A/C	A/C	A/C	A/C
Solar Farm	C						
Transient Amusement Enterprises	C	C	C	C	C	C	C
Wind energy	C	C	C	C	C	C	C

Sec. 4.06 District Regulations

Table of Use Requirements

Use	Definition	Parking	Design Standards
Adult Foster Care Family Home	Private homes with the approved capacity to receive six (6) or fewer adults to be provided with foster care for five (5) or more days a week and for two (2) or more consecutive weeks. The number of occupants in a home, other than the licensee and the licensee's spouse, shall not exceed ten (10) persons. The adult foster care family home licensees must provide the care and be a member of the household and an occupant of the home. The ratio of responsible persons to residents shall not be less than one (1) responsible person to six (6) residents and two (2) children under the age of twelve (12) years or ratio thereof. The two (2) previous statements do not apply to those adult foster care family home applicants or licensees who applied for a license or who were issued a license before the promulgation of these rules	Two (2) parking spaces	A license through the Department of Licensing and Regulatory Affairs
Adult Foster Care Small Group Home (1-6)	A group home that has the capacity to receive six (6) or fewer adults. Any occupant of a home, other than the licensee or persons who are related to the licensee, live-in staff or the live-in staff's spouse and minor children, or a person related to a resident who is not in need of foster care, shall be considered a resident and be counted as a part of the licensed capacity. The total number of occupants shall not be more than six (6) over the licensed capacity. Care is provided by paid staff that does not necessarily live on site.	Two (2) parking spaces	A license through the Department of Licensing and Regulatory Affairs

Table of Use Requirements

Use	Definition	Parking	Design Standards
Adult Foster Care Small Group Home (7-12)	A group home that has the capacity to receive not less than seven (7) or more than twelve (12) adults. Any occupant of a home, other than the licensee or persons who are related to the licensee, live-in staff or the live-in staff's spouse and minor children, or a person related to a resident who is not in need of foster care, shall be considered a resident and be counted as a part of the licensed capacity. The total number of occupants shall not be more than six (6) over the licensed capacity. Care is provided by paid staff who do not necessarily live on site.	Two (2) parking spaces	A license through the Department of Licensing and Regulatory Affairs
Adult Foster Care Large Group Homes (13-20 Persons)	A group home that has an approved capacity to receive at least thirteen (13) but not more than twenty (20) adults to be provided with foster care. Any occupant of a home, other than the licensee or persons who are related to the licensee, live-in staff or the live-in staff's spouse and minor children, or a person related to a resident who is not in need of foster care, shall be considered a resident and be counted as a part of the licensed capacity. The total number of occupants shall not be more than six (6) over the licensed capacity.	One (1) parking space per staff of the largest shift plus one per four beds of the licensed capacity	A license through the Department of Licensing and Regulatory Affairs
Apartments	A building, or portion thereof, designed for occupancy by three or more families living independently of each other.	2 spaces per unit	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Cluster subdivisions	A subdivision in which the lot sizes are reduced below those normally required in the zoning district in which the development is located, in return for the provision of permanent open space.	Based on uses in the subdivision	<ul style="list-style-type: none"> A. The proposed subdivision shall consist of a tract of land at least twenty (20) acres in area. B. The application shall be endorsed unequivocally for such development by all the owners of the tract, and procedures and documents shall be provided to assure development under a single administration and as approved by the Village Planning Commission. C. Residential densities may be at not less than ten thousand eight hundred (10,800) square feet per dwelling unit based upon the total land area. D. The developer shall dedicate not less than twenty (20) percent of the total land area for parks, woodlands, conservation district, playgrounds, golf courses, tennis courts or other open space areas, such as to encourage the preservation of natural features or public or semi-public use. Such land may be dedicated to the Village or may be reserved for private use, in which case satisfactory arrangements shall be made, acceptable to the Village for the development, operation, and maintenance of all such areas. <ul style="list-style-type: none"> 1. The location, extent, and purpose of areas dedicated for open space or recreational use within any subdivision shall be approved by the Planning Commission and Village Council. 2. The development, operation, and maintenance of dedicated land for private open space or recreational use shall be guaranteed by a trust indenture approved by the Village and shall be filed with the Register of Deeds of Genesee County simultaneously with the recording of the final plat of the subdivision.
Family Day Care Home	A child care facility that provides licensed day care in private homes for six (6) or fewer unrelated minor children under the age of eighteen (18). Children receive care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian for more than four (4) weeks during a calendar year.	Two (2) parking spaces	
Garden apartment	A residential structure or group of structures, each of which contain less than five (5) attached one family dwelling units and share common front and/or rear yards.	2 spaces per unit	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Group Day Care Home	A child care facility that provides licensed day care in private homes for not less than seven (7) or no more than twelve (12) unrelated minor children under the age of eighteen (18). Children receive care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian for more than four (4) weeks during a calendar year. Facilities that provide licensed day care to thirteen (13) or more minor children constitute a commercial day care center	Two (2) parking spaces plus one space per employee	A license through the Department of Licensing and Regulatory Affairs
Home occupations	An occupation conducted in a dwelling unit.	1 additional space, may be waived by Planning Commission	<ul style="list-style-type: none"> A. No person other than members of the family residing on the premises shall be engaged in such occupation. B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five (25) percent of the floor area of the dwelling unit shall be used for the purposes of the home occupation and shall be carried out completely within such dwelling. C. There shall be no change in the outside appearance of the structure or premises, or other visible evidence of the conduct of such home occupation other than one (1) sign not exceeding two (2) square feet in area, non-illuminated, and mounted flat against the wall of the dwelling with no public advertising. D. No home occupation shall be conducted in any accessory building other than a residential garage. E. There shall be no sale of any goods manufactured elsewhere in connection with such home occupation. F. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be provided by an off-street area, located other than in a required front yard. G. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses of persons off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference with any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises

Table of Use Requirements

Use	Definition	Parking	Design Standards
Keeping of not more than two boarders	A boarder is a person who occupies a bedroom or room as a lodging unit within a dwelling unit, on a long-term residential basis for a consideration and where meals may be provided by the owner or operator.	1 space per bed or each 100 square feet, whichever will require the larger number of parking spaces	
Mobile home parks	A parcel or tract of land under the control of a person upon which three (3) or more mobile homes are located on a continual non-recreational basis and which is offered to the public for that purpose, regardless of whether a change is made, therefore, together with any building, structure, enclosure, street, equipment or facility used or intended for use incident to the occupancy of a mobile home.	2 spaces per site	Designed in compliance with the Manufactured Housing General Rules and the Mobile Home Commission Act PA 96 of 1987
One family dwelling, detached	A detached residential dwelling unit, other than a mobile home, designed for and occupied by one (1) family or functional family only	2 spaces per unit	As permitted in Section 11.02
Residence as accessory use	Is a dwelling unit permitted as a secondary use to a principal non-residential use such as an office or a retail establishment	2 spaces per unit	<ul style="list-style-type: none"> A. The residence may be located on the second floor of a commercial building or in the rear of the first floor of a commercial building. B. The residence must meet the minimum square footage of footnote (b) of Section 4.06 District Regulations. C. The residence must provide the off-street parking required in Article 7 of this ordinance in addition to the parking required for the commercial use.
Townhouse	A residential structure, or group of structures, each of which contains more than four (4) attached to one family dwelling units with individual rear yards and/or front yards designed as an integral part of each one family dwelling unit.	2 spaces per unit	
Two family residences	A dwelling occupied by but two (2) families and so designed and arranged as to provide living, cooking and sleeping accommodations for two (2) families only.	2 spaces per unit	
Three and four family residences	A dwelling occupied by but three (3) or four (4) families and so designed and arranged as to provide living, cooking and sleeping accommodations for three (3) or four (4) families	2 spaces per unit	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Amusements, Commercial	<p>Indoor entertainment establishments providing recreation that diverts, amuses, entertains, or provides entertainment or other hospitality that may include food service or accommodations, but does not include drive-through establishments. Additional regulations apply to indoor establishments that serve alcohol.</p> <p>Examples include: Bowling alleys, billiard halls, arcade or video game rooms, archery range (indoor) and other indoor entertainment establishments similar to and compatible with the above establishments.</p>	One space per 3 persons based on the maximum occupancy of the building	
Auto Body Shop	A business involving the general repair, rebuilding, or reconditioning of motor vehicles or engines; collision repair, such as body, frame, or fender straightening and repair; overall painting and vehicle rust-proofing; refinishing or steam cleaning.	Three (3) spaces per bay; plus one (1) space per employee at the peak shift;	
Bars, Cocktail Lounges and Taverns	A commercial enterprise whose primary activity is the sale of alcoholic beverages to be consumed on the premises.	One (1) space for each one hundred (100) square feet of floor area, or one (1) space for each two (2) persons allowed within maximum occupancy, whichever is greater.	
Baseball or football stadium	Large indoor or outdoor facilities that are generally used for sport competition and contain some type of seating for spectators.	1 space per 4 seats	
Building material sales yard	An establishment providing the sale of building supplies, with some or all of the material stored or displayed outside or in open sheds	1 space per 200 square feet of floor area of the indoor sales area	
Business and professional offices.		1 space per 200 square feet of floor area	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Bus Stations	A facility for the transient housing or parking of motor driven buses, and the loading and unloading of passengers.	As determined by the Planning Commission at the time of Conditional Use Permit approval	
Car Washes	A building, or portions thereof, the primary purpose of which is that of washing motor vehicles	<p>Self-serve: One (1) exterior waiting spaces at entry, plus one (1) exterior drying spaces at exit shall be for each bay; plus one (1) space for each employee.</p> <p>Automated "tunnel" car wash: Stacking for 12 vehicles plus 3 spaces per bay for manual drying, plus 2 per 3 employees on largest shift</p>	
Clubs	<p>An organization of persons for special purposes or for the promulgation of agriculture, sports, arts, science, literature, politics or the like, but not for profit. A club must be recognized or certified as a non-profit organization.</p> <p>Examples include: Fraternal organizations, Lion Club, Kiwanis, American Legion, Eagle Clubs, Knights of Columbus, Masonic Temple, Moose Lodge, other lodges or clubs that are engaged in not for profit activities and other similar clubs compatible with the above organizations.</p>	1 per employee on the largest working shift, plus 1 space per 3 persons permitted based on maximum occupancy	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Commercial Educational Institutions	A for-profit establishment intended to provide for the teaching of industrial, clerical, managerial, artistic or similar skills	1 space per student of the established maximum capacity of the school plus one per teacher	
Contractor Establishment	A facility housing a general contractor or builder engaged in the construction of buildings, either residences or commercial structures as well as heavy construction contractors engaged in activities such as paving, highway construction, and utility construction	One (1) space per two hundred (200) square feet of office area.	No outdoor storage of materials or equipment
Contractors equipment storage yard	A facility housing a general contractor or builder engaged in the construction of buildings, either residences or commercial structures as well as heavy construction contractors engaged in activities such as paving, highway construction, and utility construction that includes the outdoor storage of materials or equipment	1 per each 200 square feet of usable office floor area	
Dance Studios	An establishment that provides a space in which dancers learn or rehearse.	One (1) space per three (3) persons allowed at maximum occupancy load, as determined by the Fire Marshal or his official designate.	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Day Care Centers	Facilities (publicly or privately operated), other than a private home, having as their principal function the receiving of one (1) or more preschool or school age children (under the age of eighteen (18)) for care, maintenance, and supervision. Day care centers include facilities that provide care for not less than two (2) consecutive weeks, despite the number of hours per day of care. Day care centers receive minor children for care for periods of less than twenty four (24) hours a day, where the parents, relatives, or legal guardians are not immediately available. Day care centers are also commonly known as child care centers, day nurseries, child care facilities, nursery schools, parent cooperative preschools, play groups, or drop-in centers. These may also include intergenerational day care facilities for both children and the elderly	2 spaces plus 1 space per 8 children of licensed capacity, plus adequate drop off/pick up area	A license through the Department of Licensing and Regulatory Affairs
Drive-in Theaters	An open lot or part thereof, with its appurtenant facilities, devoted primarily to the showing of moving pictures on a paid admission basis to patrons seated in automobiles.	1 space per each motor vehicle served, plus 1 space per each 2 employees during period of greatest employment	<ul style="list-style-type: none"> A. The site shall be at least ten (10) acres in area. B. The area of public assembly shall be enclosed within an eight (8) foot uniformly painted solid fence or wall. C. Any structure including fences, shall be at least one hundred (100) feet from all property lines and the said one hundred (100) foot area landscaped with lawn, trees, and shrubs. D. The ticket booth shall be at least two hundred (200) feet from the street right-of-way from which ingress is made. E. Any other requirements and conditions which the Planning Commission deems necessary for the protection of the public.
Financial Institution	<p>An establishment where the principal business is the receipt, disbursement or exchange of funds and currencies,</p> <p>Examples include banks, savings and loans, and credit unions.</p>	1 space per 200 sq. ft. of floor area; 6 stacking spaces per drive-up window	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Funeral Homes and Mortuaries	A building used for human funeral services. Such building may contain space and facilities for embalming and the performance of other services used in the preparation of the dead for burial; the performance of autopsies and other surgical procedures; the storage of caskets, funeral urns, and other related funeral supplies; the storage of funeral vehicles; facilities for cremation and human funeral services	One (1) space for each fifty (50) square feet of assembly room floor space, parlors and slumber rooms.	
Golf Driving Ranges	An area equipped with distance markers, clubs, balls, and tees for practicing golf drives and putting, and which may include a snack-bar and pro shop but excludes miniature golf courses	1.5 off-street parking spaces per tee,	
Greenhouses	A space, building or structure, or combination thereof, for the storage of live trees, shrubs, or plants offered for retail sale on the premises, including products used for gardening or landscaping. The definition of nursery does not include space used for the sale of fruits or vegetables	One (1) space for each five hundred (500) square feet of lot area used for retail sales, services and uses.	
Hotels and Motels	Groups of furnished rooms or separate structures providing sleeping and parking accommodations for transient tourist trade, as distinguished from a lodging house	1 space per room plus one per employee per shift	
Lawnmower Repair	Establishments that repair and maintain small motor engines found in lawn mowers along and similar equipment and provide other services for the maintenance of such equipment	One (1) space for each seventy-five (75) feet of floor area of sales area	
Medical and dental clinics.	A facility operated by one or more physicians, dentists, chiropractors or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis.	1 space per 100 square feet of floor area, but not less than 10 spaces	

Table of Use Requirements

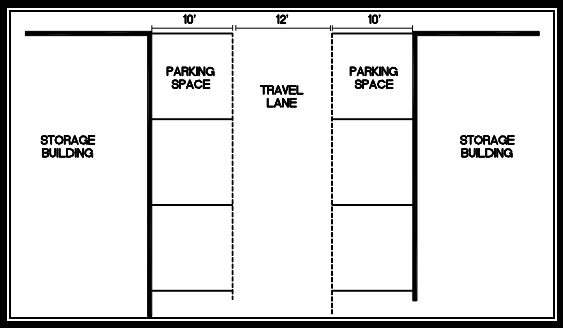
Use	Definition	Parking	Design Standards
<p>Mini storage facilities without outdoor storage]</p>	<p>A building or group of Buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers, and other residential uses; and may include refrigerated facilities.</p>	<p>Two (2) spaces for the residential caretaker's unit, plus one (1) space per fifty (50) square feet of floor area used for office purposes.</p>	<p>A. Minimum parcel area for the entire development is four (4) acres. B. Access to the facility shall be from a major street or state highway. C. All outdoor storage areas shall be appropriately screened from surrounding property, as determined by the Planning Commission. D. Maximum building height shall be nineteen (19) feet. E. Side and rear setbacks shall be a minimum of twenty (20) feet when adjacent to a residential zoning district. The setback shall include any fencing surrounding the storage areas. The setback area shall be landscaped with trees, shrubbery and lawn to create a visual barrier between the facility and the adjacent residential lots. F. Parking for the storage leasing office and a caretaker's residence shall be as outlined under this Ordinance's parking regulations. A ten (10) foot wide parking strip shall be required in front of each row of storage units and a twelve (12) foot wide travel lane provided between buildings (see figure below)</p> 
<p>Monument Sales</p>	<p>An area of land and buildings used in the forming, engraving and sculpting on monuments and stone art</p>	<p>1 space per 100 square feet of sales area, with a minimum of 5 spaces</p>	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Music Studios	An establishment that provides a space in which musicians can record or rehearse.	1 per 400 square feet	
Newspaper publishers and print shops	<p>An enterprise dedicated to the creation and distribution of a publication, printed on newsprint, intended for general circulation, and published regularly at short intervals, containing information and editorials on current events and news of general interest.</p> <p>Also, commercial printing operation involving a process that is considered printing, imprinting, reproducing, or duplicating images and using printing methods including but not limited to offset printing, lithography, web offset, flexographic, and screen process printing.</p>	1 space per 200 square feet of sales area, plus 1 space per employee	
Outdoor amusement parks	An entertainment establishment that provide continuous, intermittent or seasonal recreation and/or entertainment-oriented activities in an outdoor setting.	1 space for every 3 persons that the outdoor facilities are designed to accommodate when used to maximum capacity	
Outdoor Commercial Entertainment Facility	A for profit entertainment establishment that provide continuous, intermittent or seasonal recreation and/or entertainment-oriented activities largely in an outdoor setting. There may be concessions, restaurants, retail shops selling items related to the recreation or entertainment uses,	1 space for every 3 persons that the outdoor facilities are designed to accommodate when used to maximum capacity	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Personal Service Establishment	<p>An establishment primarily engaged in the provision of frequent or recurrent needed services of a personal nature.</p> <p>Examples include: beauty and barber shops, shoe repair shops, tailor shops, beauty shops, massage facilities, chiropractic clinics, and exercise and fitness facilities</p>	2.5 spaces per chair/station	
Restaurants, Without Curb, Drive-In Service or Drive-Thru (service entirely within building)	<p>A structure in which the principal use is the preparation and sale of food and beverages and where service is provided to patrons exclusively in the restaurant</p>	1 space per 40 square feet of sales area	
Restaurants with curb, drive-in or drive-thru service	<p>A structure in which the principal use is the preparation and sale of food and beverages and where service is provided to patrons in the restaurant, and/or with curb, drive-in or drive-thru service</p>	<p>One (1) space for each one hundred (100) square feet of floor area, or one (1) space for each two (2) persons allowed within maximum occupancy, whichever is greater.</p>	
Retail Establishment	<p>An establishment which supplies commodities on the premises. Examples include groceries, drugs, liquor, clothing, dry goods, notions, curios, pet, jewelry, sporting goods, or hardware stores, bakeries, florists and music shops.</p>	1 space per 250 square feet of sales area, with a minimum of 5 spaces	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Retail lumber yard	A retail facility of more than 30,000 square feet gross floor area, selling lumber and other large building materials, where most display and sales occur indoors	One (1) space per four hundred (400) square feet of floor area plus one (1) space per one thousand (1,000) square feet of warehouse or open or partially covered storage areas.	
Service Station	A building or structure designed or used for the retail sale of fuel lubricants, air, water and other operating commodities for motor vehicles and convenience commercial goods and fast food for the customers.	1 space per 200 square feet of sales area	<ul style="list-style-type: none"> A. Gasoline pumps shall be set back a minimum of twenty-five (25) feet from any street or right-of-way line. B. All lubrication equipment, motor vehicle washing equipment, hydraulic hoists and pits shall be enclosed within a building. C. 3) All outside storage areas for trash, used tires, auto parts and similar items shall be enclosed by a six (6) foot screening fence and shall comply with requirements for location of accessory buildings.

Table of Use Requirements

Use	Definition	Parking	Design Standards
Service Garage	<p>A building or structure for the storage, minor repair, or servicing of vehicles but not including bumping, painting, refinishing, major repairs and overhauling, steam cleaning or rust-proofing,</p> <p>Examples include quick oil change facilities, tire repair and replacement and muffler/brake replacement facilities provided no major repairs as described above are undertaken</p>	2 spaces per stall + 1 per employee	<p>Buildings and premises where gasoline, oil, grease, batteries, tires, and automobile accessories may be supplied and dispensed at retail, and where, in addition, the following services may be rendered and sales made, and no other:</p> <ul style="list-style-type: none"> A. Sale and servicing of spark plugs, batteries, and distributors and distributor parts; B. Tire servicing and repair, but not recapping or regrooving; C. Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors, and the like; D. Radiator cleaning and flushing; E. Washing and polishing, and sale of automotive washing and polishing materials; F. Greasing and lubrication; G. Replacing or repairing of carburetors, fuel pumps, oil pumps, and lines; H. Emergency wiring repairs; I. Minor motor adjustments not involving removal of the head or crankcase or racing the motor; J. Adjusting and repairing brakes; K. Sale of cold drinks, packaged foods, tobacco, and similar convenience goods for service station customers, as accessory and incidental to principal operation; L. Provision of road maps and other informational material to customers; provision of restroom facilities. <p>Uses permissible at a service station do not include major technical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition, or other works involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in service stations. A service station is not a repair garage or a body shop.</p>

Table of Use Requirements

Use	Definition	Parking	Design Standards
Shopping Centers	A group or groups of three (3) or more commercial establishments developed in accordance to an overall plan and designed and built as an inter-related project.	1 space per 100 square feet of gross floor area	<p>Shopping centers are permitted by Conditional Use Permit in the Commercial B district subject to a minimum lot area of two (2) acres and provided that the general plan for the shopping center shall include specific evidence and facts showing that the developer has considered and made provision for, and the development shall be executed in accordance with the following essential conditions:</p> <ul style="list-style-type: none"> A. The proposed development shall be constructed in accordance with an overall plan, shall be designed as a complete project covering the total area, with appropriate landscaping, and shall provide initially for the construction of a minimum of seven thousand, five hundred (7,500) square feet of floor area. B. All structures shall be arranged in an integral development. C. Provision shall be made for safe and efficient ingress and egress to and from public streets and highways serving the center without undue congestion to or interference with normal traffic flow. D. All points of vehicular access to and from public streets shall be located not less than two hundred (200) feet from the intersection of any public street lines with each other. E. No part of any parking access and/or service area may be located closer than twenty-five (25) feet of any property line adjacent to a residential district. F. Parking, loading, or service areas used by motor vehicles shall be located entirely within the lot lines of the shopping center and shall be physically separated from public streets. G. Any shopping center development adjoining any residential district shall be provided with a buffer of at least fifteen (15) feet, which buffer shall be provided adjacent to the property line. Such buffer shall be planted with evergreen and other suitable plantings and used for no other purposes. A landscaped planting area shall also be provided along all street frontages which shall not be less than ten (10) feet in width. All plantings shall be approved by the Otisville Village Council. H. All shopping center developments shall have direct access to a primary road as determined by the Village Planning Commission. No regular public access shall be made through a residential local street. I. The site shall be developed and facilities shall be provided in such a manner so as to ensure adequate drainage. J. Lighting facilities shall be required where deemed necessary for the safety and convenience of shoppers and employees. These facilities will be arranged in such a manner so as to protect abutting streets and adjacent properties from unreasonable glare or hazardous interference of any kind

Table of Use Requirements

Use	Definition	Parking	Design Standards
Special Regulated Uses	Uses which, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances thereby having a deleterious effect upon the adjacent areas. Special regulation of these uses is necessary to ensure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood	As determined by the Planning Commission at the time of Conditional Use Permit approval	As permitted in Section 11.03
Theaters (indoor)	Any building used primarily for the presentation of dramatic spectacles, shows, movies, or other entertainment open to the public, with or without charge.	1 space per 3 persons of the maximum capacity of the building	
Vehicle Sales, Rental and Service	Establishments involved in the sale or rental of automobiles, recreational vehicles and mobile homes. These establishments generally have outdoor display and storage as well as vehicle service as part of the establishments operation. Examples include: Automobile and truck (used and new) sales, automobile rental, rental equipment (commercial), trailer sales, and other business establishments that typically have large outdoor displays and other uses similar and compatible with the above establishments.	1 space per 500 sq. ft. of sales room and 2 per service stall	
Vet Clinic	A facility for the examination and treatment of animals, excluding temporary boarding facilities.	4 spaces per vet, plus one per each additional employee	
Industrial Uses			

Table of Use Requirements

Use	Definition	Parking	Design Standards
Heavy Industrial Manufacturing	<p>Manufacturing establishments that are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods</p> <p>Examples include: The assembly and/or manufacture of automobiles, automobile bodies, parts and accessories, breweries (large commercial producers), distilleries, cigars and cigarettes, electrical fixtures, batteries and other electrical apparatus and hardware. Food processing including fat rendering, smoking, curing, canning or other processing of edible goods. Production of chemicals or refining of petroleum products. Production of aggregate such as a redi-mix plant. Other establishments similar to and compatible with the above</p>	See Footnote (a)	
Junk, salvage and recycling facilities	<p>The use of premises or building for storage or abandonment, keeping, collecting, bailing, of inoperable automobiles, trucks, tractors and other such vehicles and parts thereof, scrap building materials, scrap contractor's equipment, tanks, cases, barrels, boxes, piping, bottles, drums, glass, rags, machinery, scrap iron, paper and any other kind of scrap or waste material for processing and resale</p>	Five spaces plus 1 space per employee if the largest shift	<p>Carried on wholly within a structure</p> <p>A. All junk yards shall be provided with a buffer of at least twenty (20) feet, which buffer shall be provided adjacent to all abutting lands and rights-of-way. Such buffer shall be planted with evergreen and other suitable plants and used for no other purposes.</p> <p>B. All junk yards shall be enclosed on all sides by a tight unpierced fence or wall with a height of not less than the height of the stored objects, but in no case less than ten (10') feet.</p>
Laundry, cleaning and dyeing works and carpet or rug cleaning.	<p>An establishment used for cleaning fabrics, textiles, wearing apparel, or articles of any sort as well as dyeing and similar fabric processing on an industrial scale.</p>	See Footnote (a)	
Laboratories, experimental or testing	<p>A building or group of buildings in which are located facilities for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.</p>	See Footnote (a)	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Light Industrial Assembly	<p>Manufacturing establishments that are involved in the production of goods requiring limited processing of material as well as packaging and assembly. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Manufacturing processes do not include those that generate excessive noise, vibration, smoke, or odor or which use or store excessive amounts of hazardous materials. Processes do not include use of stamping presses, casting or extruding of metals or chemical treatments such as etching with acid.</p>	See Footnote (a)	
Light Industrial Manufacturing	<p>Manufacturing establishments that are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods</p> <p>Examples include: Manufacture of industrial controls, electronic components and accessories, measuring, analyzing and controlling instruments, photographic equipment and repair (except chemicals and sensitized materials), medical and optical goods, and other similar items. Other establishments similar to and compatible with the above establishments.</p>	See Footnote (a)	
Freight or trucking terminals	<p>A facility for the receipt, transfer, short-term storage, and dispatching of goods transported by truck. Included in the use type would be express and other mail and package distribution facilities, including such facilities operated by the U.S. Post Office.</p>	See Footnote (a)	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Industrial park	An area planned for occupancy for more than one industrial establishment.	See Footnote (a)	<ul style="list-style-type: none"> A. Permitted uses shall include all uses permitted by right within this District. Conditional uses may be permitted, subject to the Conditional Use Provisions of Section 13.01. B. The minimum required land area for an industrial park shall be five (5) contiguous acres. C. The development of an industrial park shall be in accordance to an overall plan for development of the park, which plan shall be approved by the Village Planning Commission D. The developer shall provide within the industrial park, a sanitary sewage system which shall be of sufficient size and design to collect all sewage from structures within the industrial park, which system shall connect with the Village system. If public sewers are not available, the park's sanitary sewer system shall be designed so as to dispose of all sewage and shall be otherwise constructed and maintained in conformity with the statutes, ordinances, and regulations of the State of Michigan, the Genesee County Drain Commissioner's Office, and the Village. E. The developer shall provide within the industrial park a storm drainage system which shall be of sufficient size and design as will in the opinion of the Village Engineer collect, carry off, and dispose of all predictable surface water run off within the industrial park all contributory areas, and shall be so constructed as to conform with the statutes, ordinances and regulations of the State of Michigan, the Genesee County Drain Commissioner's Office and the Village. F. All industrial park sites and structures shall be connected to the water system of the Village. <ul style="list-style-type: none"> 1. The developer shall also provide a fire hydrant within two hundred fifty (250) feet of each structure. 2. Such water system shall conform to the statutes, ordinances, and regulations of the State of Michigan, the Genesee County Health Department, the Genesee County Drain Commissioner's Office and the Village. G. All industrial parks shall have direct access to a primary street as determined by the Village Planning Commission. H. Provision shall be made for safe and efficient ingress and egress to and from public streets and highways serving the industrial park without undue congestion or interference with normal traffic flow. All points of vehicular access to and from public streets shall be located not less than two hundred (200) feet from the intersection of any public street lines with each other. I. No parking access and/or service area may be located closer than twenty-five (25) feet of any residential property line. J. Parking, loading, or service area used by motor vehicles shall be located entirely within the boundary lines of the industrial park. K. Any industrial park adjoining any platted residential subdivision or apartment or townhouse development shall be provided with a buffer of at least twenty (20) feet which buffer shall be provided adjacent to the property line. Such buffer shall be planted with evergreen and other suitable plantings and used for no other purposes. A landscaped planting area shall also be provided along all street frontage which shall not be less than ten (10) feet in width. All such plantings to be approved by the Village Council. L. Lighting facilities shall be required where deemed necessary for the safety and convenience of employees and visitors. These facilities will be arranged in such a manner so as to protect abutting streets, and adjacent properties from unreasonable glare or hazardous interference of any kind. M. Maximum building coverage on any lot within the industrial park shall not exceed twenty-five (25) percent.
			<ul style="list-style-type: none"> N. Minimum lot sizes within an industrial park shall be twenty thousand (20,000) square feet.

Table of Use Requirements

Use	Definition	Parking	Design Standards
Machine Shops, Incidental to a Permitted Use	An accessory use involving lathes, presses, grinders, shapers, and other wood- and metal-working machines are used such as by blacksmith, welding, and overhaul shops	See Footnote (a)	
Machine shop	Shops where lathes, presses, grinders, shapers, and other wood- and metal-working machines are used such as blacksmith, welding, and overhaul shops	See Footnote (a)	
Plumbing or sheet metal shop	Shops where material are custom made from sheet metal and similar materials by tinsmith, plumbing, heating, and electrical repair shops; and other similar establishments	See Footnote (a)	
Railroad repair shop	An area of land, a portion of which is covered by a system of tracks, that provides for the repairing, of cars, trains, engines, locomotives, and rolling stock.	See Footnote (a)	
Rock, sand, gravel, distributions, or processing	The processing of minerals, including rock sand and gravel such as crushing, screening, washing and flotation; and other preparation of the material for sale	As determined by the Planning Commission at the time of Conditional Use Permit approval	
Slaughterhouse	A facility for the slaughtering and processing of animals and the refining of their byproducts.	See Footnote (a)	
Warehouse	A building or portion thereof used for storage in connection with production, freight handling, wholesaling of products or the storage of goods, merchandise or other items. Access by the general retail public is generally not allowed, but may involve the pickup of bulk goods. This shall not include mini storage facilities or a storage area in connection with a purely retail business when located on the same property.	See Footnote (a)	
Wholesale storage of petroleum	A facility for the storage of fuels or other volatile products and for their distribution to retail sales facilities or other bulk purchasers	See Footnote (a)	
Institutional Uses			

Table of Use Requirements

Use	Definition	Parking	Design Standards
Adult Day Care (1-6)	Facilities that provide temporary care for less than a twenty-four (24) hour period for persons over the age of eighteen (18) in a supervised environment. Generally, these establishments provide care for the elderly or disabled. There shall be no more than six (6) clients cared for on the property at any given time.	Four parking spaces plus 1 for each member of the staff	
Adult Day Care (7-12)	Facilities that provide temporary care for less than a twenty-four (24) hour period for persons over the age of eighteen (18) in a supervised environment. Generally, these establishments provide care for the elderly or disabled. There shall be no less than seven (7) and no more than twelve (12) clients cared for on the property at any given time	Eight parking spaces plus 1 for each member of the staff	
Adult Day Care (13-20)	Facilities that provide temporary care for less than a twenty-four (24) hour period for persons over the age of eighteen (18) in a supervised environment. Generally, these establishments provide care for the elderly or disabled. There shall be no less than thirteen (13) clients cared for on the property at any given time	Ten parking spaces plus 1 for each member of the staff	
Cemeteries	Land used or dedicated to the burial of the dead, including crematoriums, mausoleums, necessary sales, and maintenance facilities.	1 space per employee	<p>A. The use is occupying a site of at least twenty (20) acres</p> <p>B. All buildings are at least one hundred (100) feet from all property lines.</p>
Churches, synagogues, temples,	A building wherein people regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such principal purpose.	1 space per 3 seats or per 21 square feet of assembly space, whichever will require the largest number of parking spaces	
Fire stations and water towers	A building used for fire equipment and firefighters and a structure designed to store municipal water supplies in an elevated position to provide water system pressure	1 space per 3 volunteers plus 1 space per full-time employees on a normal shift	Are located at least fifty (50) feet from all property lines.

Table of Use Requirements

Use	Definition	Parking	Design Standards
Institutions for Human Care	<p>Facilities for the care of people, including accommodations for short term or long term stays onsite.</p> <p>Examples include: hospitals, clinics, sanitariums, nursing or convalescent homes, homes for the aged and other philanthropic and charitable institutions</p>	<p>1 per bed, except that the Planning Commission may modify the requirement by the applicants showing that the standard for their use is less than otherwise required</p>	<p>Hospitals, sanitariums, clinics, nursing and rest homes and charitable institutions for human care, are permitted by Conditional Use Permit in the Residential A-1, Residential A-2 and Residential B Districts provided the following procedures and conditions are met:</p> <ul style="list-style-type: none"> A. The area accommodating any one of these uses shall not be less than one (1) acre in area. B. The building including accessory buildings must be located not less than fifty (50) feet from all property lines. C. The height of any structure shall be related to the location of the structure so as to equal the distance to any adjacent property line; provided, however, the height limitation shall be related to the capability of the fire fighting capability of Forest Township. D. The area must be completely surrounded with screen planting and landscape development, the ultimate height of which shall not be less than six (6) feet. Said planting may be within the above specified setbacks E. Ingress and egress to the area must be located in such a manner so as to provide maximum safety to the public utilizing this facility and the public streets. Said ingress and egress shall be hard-surfaced and properly drained.
Municipal, county, state and federal administration buildings community center buildings	<p>A building or structure owned, operated, or occupied by governmental agency to provide a governmental service to the public.</p>	<p>1 space per 200 square feet or 1 space per 2 seats of assembly area, whichever is greater</p>	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Private parks and recreational areas		As determined by the Planning Commission at the time of Conditional Use Permit approval	<p>A. Private parks and recreational areas are of at least twenty-five (25) acres in area, including a picnic area and picnic pavilion; softball and baseball diamonds; swimming, boating and ice sport facilities; amusement and other outdoor recreational sport activities, not including games of chance; camping sites for tents, campers and travel trailers limited to not more than fifteen (15) days duration for use of a tent or parking of a camper or travel trailer to use said site only as a private park and recreation facility for such limited time; bath houses, lodges and accessory or incidental local commercial structures or uses which are incidental to the above uses but not including the sale of beer, wine or spirits.</p> <p>B. The proprietor of the tent, camper and travel trailer park shall be deemed to be in violation if any person shall use any tent, or park any camper or travel trailer in violation hereof.</p> <p>C. All camping sites for tents, camper and travel trailers shall have a central water supply system with potable water under pressure piped to within three hundred (300) feet of each trailer, tent or camper site and with fire hydrants available within one hundred fifty (150) feet of each campsite. If a public water supply system is available within three hundred (300) feet of any portion of the land, then the water supply shall be connected thereto.</p> <p>D. An enclosed toilet and sewage facility approved by the Michigan State and County Health Department with hot and cold running water available not further than three hundred (300) feet from every campsite within the park. If public sewer shall be available within five hundred (500) feet of any such park, the park sewer system shall be connected thereto.</p> <p>E. No vehicle, tent, travel trailer or camper shall be allowed within the park except upon an approved camper site.</p> <p>F. The proprietor of any travel trailer, tent, or camper park shall not permit any person not properly parked and registered upon an approved campsite within the park to use any facilities of the park.</p> <p>G. No travel trailer, tent, camper, vehicle or building other than a single family residence will be placed, parked, or erected within fifty (50) feet of any property line of a travel trailer, tent, or camper park.</p> <p>H. No structure within such camping park shall have any office or other commercial facility connected thereto or part thereof, unless that office or commercial facility shall be specifically and only for the use of the users of the park and approved by the Village Planning Commission.</p>

Table of Use Requirements

Use	Definition	Parking	Design Standards
Public and parochial schools, and colleges	An institution for the teaching of students between the kindergarten and high school levels as well as post-secondary education	<p>Nursery, elementary and junior high schools – 1 space per classroom plus 5 spaces or 1 space per 3 permanent seats or per 21 square feet of assembly hall, whichever will require the largest number of parking spaces</p> <p>High schools and colleges with dormitory facilities – 4.5 spaces per classroom, or 1 space per 3 permanent seats or 21 square feet of assembly space in each assembly hall, whichever will require the largest number of parking spaces</p> <p>Colleges without dormitory facilities – 10 spaces per classroom, plus 1 space per 3 permanent seats or 21 square feet of assembly space in each assembly hall, whichever will require the largest number of parking spaces</p>	Public and charter elementary and high schools are exempt from local zoning requirements, but may submit their site plans for local review prior to Michigan Superintendents approval of any construction.
		number of parking spaces	4-31

Table of Use Requirements

Use	Definition	Parking	Design Standards
Public libraries, museums and art galleries	A room or building for exhibiting, or an institution in charge of, a collection of books; artistic, historical, or scientific objects.	1 space per 800 sq. ft. plus 1 space per employee	
Public parks, golf courses, country clubs, tennis courts	Public and private outdoor recreational uses	As determined by the Planning Commission at the time of Conditional Use Permit approval	Public parks, golf courses, country clubs, tennis courts, and similar recreational uses are permitted by Conditional Use Permit (including restaurants when such use is conducted within an area accessory thereto, is an integral part thereof and is entered from within the main building) when all buildings are at least one hundred (100) feet from any property line.
Public utility buildings	Any building used to house or service the public utility for the purpose of providing utility services that is owned and controlled by a municipality or a utility company.	1 space plus 1 per employee	
Public utility service yard or electrical receiving transforming station	A site used by a municipal or other public utility for storage of equipment and material used in maintenance and repair of the utility and a site where the interconnection and usual transformation of electrical service takes place between systems	1 space plus 1 per employee	
Other			
Accessory structures	A detached structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure.	None, unless the use is expected to generate traffic independent of the principal use, in which case the parking will be based on the requirements of a similar principal use listed in this table	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Accessory use	A use on the same lot with, and of a nature customarily incidental and subordinate to, the principal use.	None, unless the use is expected to generate traffic independent of the principal use, in which case the parking will be based on the requirements of a similar principal use listed in this table	
Airports or heliports	A transportation facility to accommodate the take-off, landing, shelter, supply, service and repair of aircraft, and the receiving and discharging of passengers and cargo.	Per MAC and FAA requirements	Design standards are established by the Michigan Aeronautics Commission (MAC) and the Federal Aeronautics Agency (FAA)
Communication Antennae	Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals and radio frequencies.	One parking space	
Communication Tower	A radio, telephone or television transmission, reception or relay structure including but not limited to monopole, skeleton framework, or other design which is attached directly to the ground or to another structure, used for the transmission or reception of radio, televisions, microwave, or any other form of telecommunication towers and any tower erected by a public entity for hazard warning or other communication purpose	One parking space	
Excavation of sand and/or gravel	An area of land from which material is removed in connection with the production or extraction of sand and gravel, or other natural mineral deposits by surface or open pit mining methods,	As determined by the Planning Commission at the time of Conditional Use Permit approval	

Table of Use Requirements

Use	Definition	Parking	Design Standards
Radio and television stations	Facilities for the production and broadcast of information and entertainment to radios and televisions	Two spaces plus 1 space per employee of the largest shift	<ul style="list-style-type: none"> A. All buildings shall be at least one hundred (100) feet from all property lines. B. All masts, towers, aerials and transmitters shall be at least a distance, equal to the height of such structures, from all property lines. C. All buildings shall conform to the character of the neighborhood in which they are located
On-site signs as provided in the Village of Otisville Sign Ordinance	Any device designed to inform or attract the attention of persons not on the premises on which the sign is located	N/A	
Outdoor Recreation Facilities	A park licensed under the provisions of the Trailer Coach Park Act of 1959, being Act 243, Public Acts of 1959, as amended, and being designed specifically to permit the parking of travel-trailers	As determined by the Planning Commission at the time of Conditional Use Permit approval	
Planned unit developments (PUD)	An integrated and coordinated development of various land uses, developed in accordance with the conditions as prescribed under provisions of this Ordinance.	Based on the uses allowed within the PUD	As permitted in Section 11.01

Table of Use Requirements

Use	Definition	Parking	Design Standards
Solar Energy – Accessory Use	The installation of solar panels, either freestanding or on a structure, primarily for the purpose of generation of electricity for on-site purposes	N/A	<p>A. Freestanding Panels</p> <ol style="list-style-type: none"> 1. Up to four (4) free standing solar panels may be permitted to located on a parcel as accessory structures. Installation of more than four (4) free standing panels shall require a Conditional Use Permit 2. Freestanding solar panels shall not be located in the front or side yard; 3. All freestanding solar panels shall be regulated as an accessory structure and shall meet all applicable accessory building requirements of the ordinance; 4. No freestanding solar panel shall be permitted to exceed a height of fifteen (15) feet; <p>B. Roof or Structural Mounted Panels including solar shingles</p> <ol style="list-style-type: none"> 1. Shall not project more than two (2) feet above the roof line. However, the solar panel when installed shall not exceed the maximum height allowed in the Zoning District. The use of flat mount solar panels or solar shingles are preferred; 2. May be constructed on any roof surface of an existing structure. 3. Shall not be located within three (3) feet of any peak, eave or valley to maintain adequate accessibility. <p>C. Requirements for All Panels</p> <ol style="list-style-type: none"> 1. The solar panels, solar shingles and arrays of panels shall be reviewed by the Fire Department. 2. The panel array shall be fitted with an automatic shut off or breaker switch as approved by the Fire Department to isolate the panels in case of fire. 3. The Fire Department shall keep on file the type of system that the solar panel array is a part of, either photovoltaic or thermal. 4. All panels shall have tempered, non-reflective surfaces. 5. It shall be shown that all panels are adequately secured to the surface upon which they are mounted and that the mounting structure has the capability of supporting the panels. 6. The installation of the panels shall not require or be reliant on the clear cutting of trees or other vegetation.

Table of Use Requirements

Use	Definition	Parking	Design Standards
Solar Farm	Facilities that consist of a group of solar panels used to generate electrical power for use off-site	One parking space	<p>A. Solar Farms</p> <ol style="list-style-type: none"> 1. The application shall provide verification that adequate infrastructure exists to transport the electricity generated into the larger grid system. 2. The application shall provide verification that there exists an adequate water supply for the site. 3. The installation of the panels and associated structures shall not disturb the existing topography and soil. 4. The mounting height of the panels as well as the total height of the panels (in an elevated or tilted position) shall be provided. The Planning Commission may regulate the overall height of the panels based on surrounding land uses. 5. The plans submitted shall include a site restoration plan showing the use of the site should the panels be removed, as well as described method and mechanisms to implement the site restoration plan. 6. Solar farms shall be considered industrial uses for the purpose of buffering requirements under the requirements of Section 10.03 of this ordinance. 7. Solar panels and any associated equipment shall at a minimum meet the setback requirements for a principal structure in the M-1 zoning district. The Planning Commission may increase the setback if necessary to address potential nuisances to adjacent property. <p>B. Requirements for All Panels</p> <ol style="list-style-type: none"> 1. The solar panels, solar shingles and arrays of panels shall be reviewed by the Fire Department. 2. The panel array shall be fitted with an automatic shut off or breaker switch as approved by the Fire Department to isolate the panels in case of fire. 3. The Fire Department shall keep on file the type of system that the solar panel array is a part of, either photovoltaic or thermal. 4. All panels shall have tempered, non-reflective surfaces. 5. It shall be shown that all panels are adequately secured to the surface upon which they are mounted and that the mounting structure has the capability of supporting the panels. 6. The installation of the panels shall not require or be reliant on the clear cutting of trees or other vegetation.

Table of Use Requirements

Use	Definition	Parking	Design Standards
Transient Amusement Enterprises	Special events that run for longer than one day but not longer than two weeks, are intended to or likely to attract substantial crowds, and are unlike the customary or usual activities generally associated with the property where the special event is to be located including circuses and carnivals	Based on the projected maximum capacity of the event	Transient amusement enterprises are permitted based on a finding that the location of such activity will not adversely affect adjoining properties, nor adversely affect public health, safety, morals, and the general welfare; provided, however, the Commission may require the posting of a bond running to the Village in an amount sufficient to hold the Village free of all liabilities incident to the operation of such activity and to indemnify any adjoining land owner for any damages resulting from the operation of such activity, and which damages shall be provable before a court having jurisdiction over the premises on which the damages occurred and payable through such court.
Wind Energy	The installation of a wind energy conversion system, either freestanding or on a structure, primarily for the purpose of generation of electricity for on-site purposes		See Section 11.05

Sec. 4.07 District Regulations

Zoning District	By Use	Lot Area (sq ft)	Lot width (feet) (p)	Lot Depth (feet)	Setbacks (feet)			Building Height		Minimum Floor Area (sq ft)
					Front (a)	Sides	Rear	Stories	Feet	
Residential A-1		15,000	125	120	25	10	25	2 ½	25	(b)
Residential A-2	1 family dwelling	9,600(o)	80	120	25	8	25	2 ½	25	(b)
	2 family dwelling	12,000	100	120	25	8	25	2 ½	25	
	3 family dwelling	15,000	125	120	25	8	25	2 ½	25	
	4 family dwelling	15,840	132	120	25	8	25	2 ½	25	
Residential B	1-4 family dwelling	(c)	(c)	(c)	(c)	(c)	(c)	(d)	(d)	
	Townhouses, apartments	1.5 acres	275	240	25	25	25	(d)	(d)	
Residential C	Comply with the requirements of the Mobile Home Commission Act									
Commercial A		-	-	-	(e)	(f)	15	(g)	(g)	-
Commercial B		(h)	-	-	50	(i)	25 (j)	-	35	-
Industrial		3 acres (k)	-	-	75	5 (l)	5 (m)	(n)	(n)	-

Industrial Parks - Industrial uses in industrial parks shall comply with the requirements in the Section 11.09 of this ordinance

FOOTNOTES:

- (a) See front yard exceptions, Section 3.07C
- (b) The minimum floor space of dwelling units in a planned unit development exclusive of garages, carports, crawl spaces, porches, and breezeways shall be in accordance to the following table:

Dwelling Description	First Floor Area	Other Area Limitations
Single family, one or one and a half story with basement	864 square feet (24 x 36)	
Single family, one or one and a half story without basement	1008 square feet (26 x 36)	
Single family, two story without basement	816 square feet (24 x 34)	
Single family, multilevel with basement, with partial basement or without basement		864 square feet*
Two family residential structure		864 square feet*
Three and four family residential structures		864 square feet*
Garden apartment and/or townhouse, three bedrooms		864 square feet*
Garden apartment and/or townhouse, two bedrooms		744 square feet*
Garden apartment and/or townhouse, one bedroom		624 square feet*
* This square footage requirement represents the minimum living space per dwelling unit, exclusive of furnace and utility rooms, attics, stairwells and any floor area below grade.		

- (c) Per Residential A requirements.
- (d) The height of any structure shall be related to the location of the structure such as to equal the distance to any adjacent property line; provided, however, the height limitation shall be related to the fire fighting capabilities of Forest Township and provided this provision shall not affect any structure less than thirty-five (35) feet.
- (e) There shall be no front yard requirements; provided, however, that no building shall be erected or altered in such a manner so as to be located closer to the street right-of-way than the average number of feet of other buildings located in the same block on the same side of the street.
- (f) No side yards shall be required along interior side lot lines; except as otherwise specified in the Building Code; provided, however, that any lot which borders on a residential district shall be provided with a side yard of not less than five (5) feet along the side yard adjacent to such residential district.
- (g) The maximum height of any structure shall be related to the fire fighting capabilities of Forest Township.
- (h) Minimum lot area shall be that necessary to provide the required setbacks plus the necessary structure areas, including areas for parking, servicing and driveways; provided, however, no area shall be used for a parking area where the use of such area results in headlight glare into any adjacent residential district which cannot be corrected by adequate plantings.
- (i) No minimum side yard shall be required except upon a lot adjacent to a residential district in which case a minimum side yard of five (5) feet shall be required; provided further that side yards adjacent to roads shall not be less than fifty (50) feet; and provided further that nothing in the Article shall prohibit the use of party walls between structures housing permitted uses located within this district.
- (j) A rear yard setback of not less than twenty-five (25) feet shall be required; provided further that where a rear yard is adjacent to any residential district a rear yard setback of not less than fifty (50) feet shall be required; provided further that where a rear yard is adjacent to a road, a rear yard setback of not less than fifty (50) feet shall be required.

- (k) Minimum lot area for any manufacturing use shall be three (3) acres; provided further that if the intended use of the land is within an industrial park, the minimum lot size shall be 20,000 square feet; provided further that the maximum building coverage for any industrial use shall not exceed twenty-five (25) percent.
- (l) Side yard adjacent to roads shall not be less than seventy-five (75) feet from the existing right-of-way; provided further that side yard adjacent to any residential district shall not be less than seventy-five (75) feet, provided further that the minimum side yard in any other situation shall be five (5) feet.
- (m) Rear yard adjacent to roads shall not be less than seventy-five (75) feet; provided further that rear yard adjacent to residential districts shall not be less than seventy-five (75) feet; provided further that the minimum setback from any property line shall be five (5) feet.
- (n) The height of any structure shall be related to the location of the structure so as to equal the distance to any adjacent property line; provided, however, that the height limitations shall be related to the fire fighting capabilities of Forest Township.
- (o) One (1) acre minimum lot size if not served by municipal sewer.
- (p) Lots on cul-de-sacs or curvilinear streets with non-parallel sides may have lot widths of 80% of the requirement, provided they meet the minimum lot width at the required front setback line (see Figure 4-1).

Figure 4-1

