

ARTICLE XVII

ADVERTISING SIGNS AND BILLBOARDS

- 17.1 No advertising signs or billboards of any kind or nature shall be erected in an A or L Residential District or any variation of the same except as follows:
- In an A or L Residential District, a name plate not exceeding one square foot in area containing the name and the home occupation of the occupant of the premises and a temporary sign pertaining to the construction, lease, hire or sale of a building or premises not exceeding eight square feet in an area may be installed or constructed.
- 17.2 In an AA Agricultural, Residential District classification or any variation of the same, a sign not exceeding 18 square feet in area advertising permitted services rendered or offered upon or from the premises where the same is situated (except for home occupation and temporary signs which may be governed by above) may be constructed provided it is located not less than one-half the required building setback distance from the street right-of-way line abutting the property; it, in no way, constitutes a traffic hazard; is of a subdued nature commensurate with the residential or agricultural character of the neighborhood; is maintained in a neat and attractive manner; contains no neon or intermittent lighting or other bright or glaring lighting which would be a nuisance or annoyance to a neighborhood or which would create any electrical disturbance therein; and if projecting from a building or located over a sidewalk or pass way is not less than 11 feet above such sidewalk or pass way.
- 17.3 None of the foregoing signs shall be erected or installed until a permit is first obtained from the Zoning Administrator of the Township.
- 17.4 Billboards may be erected in the Commercial Districts provided they do not exceed 50 square feet in area, are set back not less than 75 feet from any abutting street right-of-way line; do not constitute a traffic hazard; are maintained in a neat and attractive manner; do not create a nuisance or annoyance by reason of lighting, electrical disturbance, or otherwise; and are not installed or constructed until a permit therefor has been received from the Zoning Administrator of the Township.
- 17.5 Advertising signs, advertising goods, products, services or activities sold, produced, rendered or available from or upon the premises where the same are located, may be installed or constructed within the General Business, Industrial and Residential Agricultural Districts, provided they are not less than ten feet from the line of property nor less than one-half the required building setback distance from the abutting street right-of-way line; in no manner constitute a traffic hazard; are not less than 11 feet above any sidewalk or pass way for pedestrians or vehicles beneath the same; are not a nuisance or annoyance by reason of lighting, electrical disturbance, or unreasonable size, and are not constructed or installed until a permit has first been obtained therefor from the Zoning Administrator of the Township.

- 17.6 No advertising sign or billboard permit shall be issued until the Zoning Administrator is satisfied the sign to be constructed complies with the provisions of this ordinance and will be constructed in a safe, sturdy, and durable manner with proper bracing, anchorage, and foundation.
- 17.7 Signs with commercial districts as defined in the "Highway Advertising Act of 1972" (1972 PA 106) bordering interstate highways, freeways, or primary highways as defined in said Act shall be regulated and controlled by the provisions of such statute, notwithstanding the provisions of the within zoning ordinance.

ARTICLE XVIII

THE PLANNING COMMISSION

- 18.1 The Township Planning Commission, consisting of between 5 and 9 members as specified by MCL 125.3815(5), shall regularly meet not less than quarterly concerning zoning interests in the Township and to discuss zoning problems coming to its attention.
- 18.2 As provided by state law, the Township Planning Commission shall be empowered to adopt, propose, and file the following with the Township Board:
- 18.2.1. Zone plans, districts, and boundaries;
- 18.2.2. Procedures for the administration, enforcement, and amendment of this ordinance.
- 18.2.3. Make recommendations as provided herein to the Township Board.
- 18.3 The Township Planning Commission shall also consider applications for Special Exception Uses, Plan unit Developments, and Variances, as provided in the respective Articles of this ordinance pertaining thereto.

ARTICLE XIX

ZONING BOARD OF APPEALS

- 19.1 A Township Zoning Board of Appeals shall be appointed by the Township Board as prescribed by statute, with all the powers and authority prescribed by law or delegated to it under specific provisions of the ordinance. The Board of Appeals shall consist of three members; one member shall be a member of the Township Planning Commission. Only one member may be a member from the Township Board. An elected officer of the Township shall not serve as chairman of said Board, nor shall an employee or contractor of the Township Board serve as a member of said Board of Appeals.
- 19.2 The term of each member shall be three years and until a successor has been appointed and qualified, which successor must be appointed not more than one month after the expiration of the preceding term. Staggered terms shall be effected by one or more of

the first appointed members serving for less than three years. Members from the Township Board and from the Planning Commission shall have their terms limited to their respective other official terms or to such lesser period determined by resolution of the Township Board.

- 19.3 A member shall disqualify himself from a vote in which he has a conflict of interest and is to be replaced by the alternate.
- 19.4 **Meetings:** Meetings of the Zoning Board of Appeals shall be held at the call of the chairman. All meetings of the Board of Appeals shall be open to the public. The Board shall maintain a public record of its proceedings which shall be filed in the office of the Township Clerk.
- 19.5 **Duties:** The Township Board of Appeals shall act upon all questions as they may arise in the administration of the Zoning Ordinance, including the interpretation of the Zoning Ordinance. The Board of Appeals may fix rules to govern its procedures. It shall hear and decide all matters referred to it or upon which it is required to act under an ordinance. The concurring vote of a majority of the members of the Board of Appeals shall be necessary to reverse an order, requirement, decision or determination of the Zoning Administrator or Planning Commission, or to decide in favor of the applicant any matter upon which they are required to pass under or to effect any variation in an ordinance adopted under this Act. The appeal may be taken by any person aggrieved or by any officer, department, board or bureau of the Township. The Zoning Board of Appeals shall state the grounds of each determination.
- 19.6 Appeals to the Board of Appeals shall be taken within twenty days of the date of action giving rise to the appeal, by the filing with the officer from whom the appeal is taken and with the Board of Appeals of a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed was taken.

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ZONING ADMINISTRATOR

- 20.1 A Zoning Administrator shall be appointed by the Township Board as provided by law to administer and enforce the zoning ordinance. This ordinance may also be enforced for the Township by the Code Enforcement Officer or Township Supervisor.
- 20.2 Minimum qualifications for the Zoning Administrator shall be:
- 20.2.1. Legal resident of Iron River Township.
- 20.2.2. Not an elected official nor employed in any other capacity by Iron River Township.
- 20.2.3. Legal age.

- 20.3 The Zoning Administrator shall be appointed for such term and subject to such conditions as the Township Board deems desirable to carry out the provisions of the Ordinance. The Zoning Administrator shall hold office at the pleasure of the Board and receive such compensation as shall be determined by the Board.
- 20.4 The duties of the Zoning Administrator shall be as determined by the Township Board including, but not limited to, the receipt of the applications for zoning permits, review of zoning permit applications, site plan review, issuance of zoning permits and enforcement of this Ordinance.

XXI

ZONING PERMIT

- 21.1 Except as otherwise provided in this ordinance, before construction of a building or structure, or conduct of a business activity, the owner, or his builder, architect, engineer, or agent shall submit an application in writing to the Zoning Administrator for a zoning permit. The application shall be on a form prescribed by the Township Board and shall be accompanied by payment of the fee established by said Board. The application shall state in full the name and residence, by street and number of the owner in fee of the premises on which the building or structure will be constructed, or activity conducted, and the purposes for which the premises will be used. A site plan showing the dimensions, and the location of the proposed building, structure, or activity, and other buildings or structures on the same premises, shall be submitted with the application as provided in Article XIX of the ordinance.
- 21.2 The application for a zoning permit shall be filed with the Zoning Administrator and shall be available to the public in compliance with Act No. 442 of the Public Acts of 1976. An application shall not be removed from the custody of the Zoning Administrator after a zoning permit has been issued.
- 21.3 Notwithstanding subsection (1), a zoning permit is not required for ordinary repairs, or preventative maintenance, of a building and structure.
- 21.4 The Zoning Administrator shall examine an application for a zoning permit. If the application conforms to the ordinance, the Zoning Administrator shall approve the application and issue a zoning permit to the applicant. An application shall be granted or denied within ten (10) business days. Failure by the Zoning Administrator to grant or deny an application within this period of time shall be deemed a denial of the application for purposes of authorizing the institution of an appeal to the Zoning Board of Appeals.
- 21.5 Except as otherwise provided in this ordinance, the construction or alteration of a building or structure, or the conduct of an applicable activity, shall not be commenced until a zoning permit has been issued. The construction of a building or structure, or the location of an applicable activity, shall comply with the approval of the application for a

zoning permit, and the Zoning Administrator shall insure such compliance in the manner provided in Article XX and in any other way it deems appropriate.

- 21.6 After obtaining the approval of the Township Supervisor, the Zoning Administrator may suspend, revoke, or cancel a zoning permit in case of failure or neglect to comply with the provisions of this ordinance, or upon a finding by the Zoning Administrator that a false statement or representation has been made in the application for a zoning permit.

ARTICLE XXII

SITE PLAN REVIEW

- 22.1 **Purpose.** The intent of this section is to provide for consultation and cooperation between the land developer and the Township Zoning Administrator in order that the developer may accomplish his objectives in the utilization of his land within the regulations of the zoning ordinance and with minimum adverse effect on the use of the adjacent streets and highways and on existing and future uses in the immediate area and vicinity.
- 22.2 **Scope.** Except as hereinafter set forth, the Zoning Administrator shall not issue a permit for any construction or uses until a site plan has been submitted in accordance with this section:
 - 22.2.1. Interior accessory and subordinate buildings requiring no new or additional means of access thereto from adjoining public roads or highways and complying with all zoning ordinance requirements.
 - 22.2.2. Projects involving the expansion, remodeling, or enlargement of existing buildings which comply with all zoning ordinance requirement and involve no new or additional means of access thereto from adjoining public roads or highways.
 - 22.2.3. Special exception uses, buildings, and structures where site plan review shall be conducted by the Planning Commission instead of the Zoning Administrator under the standards controlling special exception uses as well as the standards contained in this Site Plan Review Section.
- 22.3 **Optional Sketch Plan Review.** Preliminary sketches of proposed site and development plans may be submitted for review to the Zoning Administrator prior to final approval. The purpose of such procedure is to allow discussions between a developer and the Zoning Administrator to better inform the developer of the acceptability of his proposed plans prior to incurring extensive engineering and other costs which might be necessary for final site plan approval. Such sketch plans shall include as a minimum the following:
 - 22.3.1 The names and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership.
 - 22.3.2. A legal description of the property.

- 22.3.3. Sketch plans showing tentative site and development plans.
- 22.3.4. The Zoning Administrator shall not be bound by any tentative approval given at this time.

22.4 Application Procedure. Requests for final site plan review shall be made by filing with the Zoning Administrator the following:

- 22.4.1. A review fee as determined by resolution of the Township Board based upon the cost of processing the review and as shall be on file with the Township Clerk for public information.
- 22.4.2. Two (2) copies of the completed application form for site plan review which shall contain as a minimum the following:
 - 22.4.2.(a) The name and address of applicant.
 - 22.4.2.(b) The legal description of the subject parcel of land.
 - 22.4.2.(c) The area of the subject parcel of land stated in acres, or, if less than an acre, in square feet.
 - 22.4.2.(d) The present zoning classification of the subject parcel.
 - 22.4.2.(e) A general description of the proposed development.
- 22.4.3. Two (2) copies of the proposed site plan which shall include as a minimum the following:
 - 22.4.3.(a) A scale drawing of the site and proposed development thereon including the date, name and address of the preparer; the topography of the site and its relationship to adjoining lands; existing man-made features; dimensions of setbacks, locations, heights and size of structures and other important features; percentage of land covered by building and that reserved for open space; dwelling unit density where pertinent; location of public and private rights-of-way and easements contiguous to and within the proposed development which are planned to be continued, created, relocated, or abandoned, including grades and types of construction of those upon the site; curb-cuts, driving lanes, parking and loading areas; locations and type of drainage, sanitary sewers, storm sewers, and other facilities; fences; landscaping screening; proposed earth changes; environmental impact of the project; signs and on-site illumination; and any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be demanded by the Township Zoning Administrator.

22.5 Action on Application and Plans

- 22.5.1. The Zoning Administrator shall have the authority to approve, disapprove, modify or alter the proposed plans in accordance with the purpose of the site plan review provisions of the Township Zoning Ordinance and criteria therein contained. Any required modification or alteration shall be stated in writing, together with the reasons

therefor, and delivered to the applicant. The Zoning Administrator may either approve the plans contingent upon the required alterations or modifications, if any, or may require a further review after the same have been included in the proposed plans for the applicant. The decision of the Zoning Administrator shall be made within ten (10) days of the receipt of the application.

22.5.2 A copy of the approved final site plan with any required modifications thereon shall be maintained as part of the Township records for future review and enforcement. The copy shall be signed and dated with the date of approval by the Zoning Administrator for identification of the finally approved plans. If any variances from the zoning ordinance have been obtained from the Board of Appeals, the minutes concerning the variance, duly signed, shall also be filed with the Township records as a part of the site plan and delivered to the applicant for his information and direction.

22.6 Criteria for Review. In reviewing the application and site plan and approving, disapproving or modifying the same, the Zoning Administrator shall be governed by the following standards:

22.6.1. That there is a proper relationship between the existing streets and highways within the vicinity and proposed deceleration lanes, service drives, entrance and exit driveways and parking areas to assure the safety and convenience of pedestrian and vehicular traffic.

22.6.2. That the buildings, structures and entryways thereto proposed to be located upon the premises are so situated and designed as to minimize adverse effects therefrom upon owners and occupants of adjacent properties and the neighborhood.

22.6.3. That as many natural features of the landscape shall be retained as possible where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes and where they assist in preserving the general appearance of the neighborhood or help control erosion or the discharge of storm waters.

22.6.4. That any adverse effects of the proposed development and activities emanating therefrom upon adjoining residents or owners shall be minimized by appropriate screening, fencing or landscaping.

22.6.5. That all provisions of the Township Zoning Ordinance are complied with unless an appropriate variance therefrom has been granted by the Zoning Board of Appeals.

22.6.6. That all buildings or structures are accessible to emergency vehicles.

22.6.7 That the plan, as approved, if consistent with the intent and purpose of zoning to promote public health, safety, morals and general welfare; to encourage the use of lands in accordance with their character and adaptability; to avoid overcrowding of population; to lessen congestion on the public roads and streets; to reduce hazards to life and property; to facilitate adequate provisions for a system of transportation; sewage disposal, safe and adequate water supply, education, recreation and other public requirements; and to conserve property values and natural resources; and to give

reasonable consideration to the character of a particular area; its peculiar suitability for particular uses and the general and appropriate trend and character of land, building and population development.

22.7 Conformity to Approval Site Plan. Property which is subject to site plan approval must be developed in strict compliance with the approved site plan and any amendments thereto which have received the approval of the Zoning Administrator. If construction and development does not conform with such approved plan, the approval thereof shall be forthwith revoked by the Zoning Administrator of the Township by written notice of such revocation posted upon the premises involved and mailed to the developer at his last known address. Upon revocation of such approval, all further construction activities shall cease upon the site, other than for the purpose of correcting the violation. However, the Planning Commission may, upon proposed application of the developer and after a hearing, approve a modification in the site plan to coincide with the developer's construction provided such construction complies with the criteria contained in the site plan approval provisions and with the spirit, purpose and intent of the Township zoning ordinance.

22.7.1. Approval of the site plan shall be valid for a period of one year after the date of approval. If a building permit has not been obtained and on-site development actually commenced within one year, the site plan approval shall become void and a new application for site plan approval shall be required and new approval shall be obtained before any construction or earth change is commenced upon the site.

22.8 Amendment to Site Plan. A proposed amendment, modification or alteration to a previously approved site plan shall be submitted to the Zoning Administrator for review in the same manner as the original application was submitted and reviewed.

ARTICLE XXIII

MISCELLANEOUS ENFORCEMENT PROVISIONS

ENFORCEMENT

23.1 The provisions of this ordinance shall be enforced by the Township Supervisor or such other Township official as may from time to time be designated by resolution of the Township Board.

FEES

23.2 The Township Board shall establish reasonable fees to be charged by the Zoning Administrator, or Zoning Board of Appeals pursuant to this ordinance, which fees shall be intended to bear a reasonable relation to the cost, including overhead, to the Township, of acts and services provided in accordance with this ordinance including, without limitation, issuance of zoning permits, examination of site plans, inspection of the premises for conformance to the zoning permit, and hearing appeals or considering

application for special exception uses, plan unit developments. As an additional penalty, any contractor without a permit shall be assessed triple fees.

- 23.3 The Zoning Administrator shall collect fees associated with zoning permits and the Township Clerk shall collect any other fees established under this ordinance.

PENALTY

- 23.4 Any person, corporation or firm who violates, disobeys, omits, neglects or refuses to comply with any provision of this ordinance or any permit, license or exception granted hereunder, or any lawful order of the Zoning Administrator, Board of Appeals, Planning Commission or the Township Board issued in pursuance of this ordinance shall be guilty of a misdemeanor.

Alternatively, at the discretion of the Zoning Administrator and/or Town Supervisor, a violation of any provision of this Ordinance may be enforced as a civil infraction. Upon conviction thereof, before any court having jurisdiction, he shall be punishable by a fine of not to exceed \$100.00 or by imprisonment not to exceed 90 days, or both. Each day during which a violation continues shall be deemed a separate offense. The imposition of any sentence shall not exempt an offender from compliance with the provisions of this ordinance.

- 23.5 The foregoing penalties shall not prohibit the Township from seeking injunctive relief against a violator or such other appropriate relief as may be provided by law.

VALIDITY

- 23.6 Should any section, subsection, clause or provision of this ordinance be declared by the courts to be invalid, such decision shall not affect the validity of the ordinance in its entirety or of any part thereof, other than the portion so declared to be invalid.

AMENDMENTS AND SUPPLEMENTS

- 23.7 Amendments and supplements to this ordinance may be adopted as provided by Section 401 of the Michigan Zoning Enabling Act, Act 110 of 2006, as amended, at Michigan Compiled Laws, Sec. 125.3401.

EFFECTIVE DATE

- 23.8 This ordinance shall take immediate effect. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE XXIV

DEFINITIONS

GENERAL:

When not inconsistent with the context, words used in the present tense include the future tense, words used in the singular number include the plural number and words used in the plural number include the singular. The word "shall" is always mandatory and not merely directory. The word "building" includes the word "structure" and vice versa. Terms not herein defined shall have the meanings customarily assigned to them.

SPECIFIC TERMS:

The following Terms shall have the following meanings when used in the within ordinance:

ACCESSORY BUILDING:

Shall mean a building or a portion of a building subordinate to and on the same lot as a main building and occupied by or devoted exclusively to an accessory use, including, but not limited to, a private garage.

ACCESSORY USE:

A use of a building, lot or portion thereof, which is customarily incidental and subordinate to the principal use of the main building or lot, but not to include a garage.

APARTMENT HOUSE:

A building used and/or arranged for rental occupancy, or cooperatively owned by its occupants, having three or more family units, and with a yard, compound, service, or utilities in common.

BASEMENT:

That portion of a building below the first floor joists, at least half of whose clear ceiling height is above the level of the adjacent ground.

BILLBOARD OR SIGN:

Any structure or portion thereof on which letterheads, figures or pictorial matter is displayed for advertising purposes.

BOARDING HOUSE:

A dwelling in which lodging or meals, or both, are furnished to three or more guests for compensation.

BUILDING:

A structure erected on site, a mobile home or mobile structure, a pre-manufactured or pre-cut structure, above or below ground, designed primarily for the shelter, support or enclosure of persons, animals or property of any kind.

CONVEYANCE:

An instrument of deed transferring the title of property.

DWELLING, SINGLE-FAMILY:

A building containing no more than one dwelling unit designed for residential use, complying with the following standards:

1. It complies with the minimum square footage requirements of this ordinance for the zone in which it is located.
2. It has a minimum width across any front, side or rear elevation of 20 feet and complies in all respects with the County Building Code, the "Stille-DeRossett-Hale Single State Construction Code Act" as promulgated by the Michigan State Construction Code Commission under the provisions of Public Act 230 of 1972, as amended (hereinafter "building code"), 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 building code, then and in that event such federal or state standard or regulation shall apply.
3. It is firmly attached to a permanent foundation constructed on the site in accordance with the building code and shall have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single-family dwellings. In the event that the dwelling is a mobile home, as defined herein, such dwelling shall, in addition thereto, be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission.
4. In the event that a dwelling is a mobile home as defined herein, each mobile home shall be installed with the wheels removed. Additionally, no dwelling shall have any exposed towing mechanism, undercarriage or chassis.
5. The dwelling is connected to a public sewer and water supply or to such private facilities approved by the local health department.
6. 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 10% of the square footage of the dwelling or 100 square feet, whichever shall be less.

7. The dwelling contains no additions or rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
8. 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.
9. 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 the ordinance of the Township pertaining to such park.
10. All construction required herein shall be commenced only after a building permit has been obtained in accordance with the building code provisions and requirements.

DWELLING, TWO-FAMILY:

A building contained not more than two separate dwelling units designed for residential use and conforming in all other respects to the standards set forth in Section IV.

DWELLING, MULTIPLE-FAMILY:

A building containing three or more dwelling units designed for residential use and conforming in all other respects to the standards set forth in Section IV.

ESSENTIAL SERVICES:

The term Essential Services means the erection, construction, alteration or maintenance by public utilities or township departments or commissions of underground or overhead gas, electrical, steam or water transmissions or distribution systems, collections, communication, cellphone towers, internet towers, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, towers, telephone exchange and/or repeater buildings, electrical substations and substation buildings, gas regulator stations and regulator buildings and other similar equipment and accessories in connection therewith (but not including any buildings EXCEPT THOSE EXPRESSLY REFERRED TO HEREIN) reasonably necessary for the furnishing of adequate service by such public utilities or township departments or commissions or for the public health or safety or general welfare.

EXTRACTION:

A part of all parts of the process involved in the extraction and processing of ores, gravel, sand, clays, minerals, oil, gas, rock, dirt, and the mining of valuable natural resources.

FAMILY:

An individual or a group of two or more persons related by blood, marriage or adoption including foster children, together with not more than one additional person not related by blood, marriage or adoption, living together as a single housekeeping unit in a dwelling unit.

FARM:

The cultivation, tilling or use of land producing agricultural products for sale to the general public if more than family consumption.

FARM LAND:

Land used for agricultural purposes.

FENCE:

Fence is a wall or other upright barrier manufactured with constructed materials, not vegetation, with the finished side to the neighbor.

GARAGE:

A fully enclosed building for the storage of motor vehicles, to be considered a principal building under this ordinance, not including buildings in which fuel is sold or repair or other services are performed.

GENERAL ACCESS ROAD:

That roadway which provides access to the property, excluding driveways.

GREENBELT:

A portion of land to be left in its natural state. As to Lake and River lots, the land may be trimmed and pruned.

HEIGHT:

The vertical distance from the highest point on a structure, excepting any chimney or antenna on a building, to the average ground level of the grade where the walls or other structural elements intersect the ground.

HOME OCCUPATIONS:

Occupations engaged in within a dwelling by the resident or residents of the same complying with the following conditions and limitations:

1. Are operated in their entirety within the dwelling or within any garage or accessory building located upon the premises, except for incidental storage in or use of a residential-type garage upon the premises.

2. Are only conducted by the person or persons occupying the premises as their principal residence a major portion of each month; provided, however, the Zoning Board of Appeals shall have the authority to permit additional subordinate assistants who do not so reside within said dwelling where the same would not materially impair the residential character of the neighborhood or cause traffic congestion or parking problems. In no event, however, shall such additional assistants exceed three in number.
3. The dwelling has no exterior evidence, other than a permitted sign, to indicate that the same is being utilized for any purpose other than that of a dwelling.
4. The occupation conducted therein is clearly incidental and subordinate to the principal use of the premises for residential purposes.
5. No goods are sold from the premises which are not strictly incidental to the principal home occupation conducted therein.
6. No occupation shall be conducted upon or from the premises which would constitute a nuisance or annoyance to adjoining residents by reason of noise, smoke, odor, electrical disturbance, night lighting, or the creation of unreasonable traffic to the premises. Noise, smoke, odor, electrical disturbance or the source of lighting shall not be discernible beyond the boundaries of the property from which the occupation is conducted.
7. Any such home occupation may be subject to annual inspection by the Zoning Administrator of the Township and may be referred to the Planning Commission by such Administrator whenever the same fails to comply with the zoning ordinance.
8. The Zoning Administrator shall have the authority to determine whether or not a proposed use complies with the zoning ordinance and is within the spirit of the same to ensure the compatibility of any use with the character of the zoning classification in which the same is located and the health, safety, and general welfare of the neighborhood will not thereby be impaired.

HOUSE TRAILER OR MOBILE HOME:

Any vehicle, whether self-propelled or non-self-propelled, used or adapted to be used or so constructed as to permit its being used as a conveyance upon the public streets or highways and for occupancy as a dwelling or sleeping place for one or more persons, office or other business use, and whether or not the same has a foundation thereunder if said foundation is designed to permit the removal of such house trailer and its readaptation to use upon the public streets or highways.

HOUSE TRAILER PARK OR MOBILE HOME PARK:

Any parcel or tract of land which three or more occupied trailer coaches or mobile homes are located, regardless of whether a charge is made therefor, together with any building, structure, enclosure, street, equipment or facility used, or intended for use, accessory and incidental to such trailer coaches.

HOUSE TRAILER OR MOBILE HOME SITE OR SPACE:

A portion of the mobile home park set aside and clearly marked and designated for occupancy and accommodation of an individual mobile home or trailer coach.

INSTITUTIONAL USES:

Churches, schools teaching academic subjects, hospitals, parks, civic centers, libraries, and similar public or nonprofit uses.

JUNK YARD:

Any land or building used for commercial storage and/or sale of paper, rags, scrap metals, other scrap or discarded materials, or for the dismantling, storage, or salvaging of automobiles or other vehicles not in running condition, or of machinery or parts thereof, but not including a dump.

KEYHOLE LOT:

A lot located to the rear of another lot but is connected to a public right-of-way by a strip of land at least 20' wide.

LOT:

Land occupied or to be occupied by a building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required under the provisions of this ordinance for a lot in the district in which such lot is situated and having the required frontage on a street.

LOT AREA:

The total horizontal area included within lot lines, excluding any part under a lake, stream or river. Where the front lot line is the centerline of a street or lies in part or in whole in the street area, the lot area shall not include that part of the lot in use or to be used as the street.

LOT OF RECORD:

A lot which is part of a subdivision and is shown on a plat or map thereof which has been recorded in the office of the Register of Deeds for Iron County prior to the effective date of this ordinance; or a parcel of land described by metes and bounds which is the subject of a deed or land contract recorded in said office prior to said date.

LOT, CORNER:

A lot located at the intersection of two streets or a lot bounded on two sides by a curving street, any two cords of which form an angle of 135 degrees or less as measured on the lot side. The point of intersection of the street lot lines is the "corner." In the case of a corner lot with a curved street line, the corner is that point on the street lot line nearest to the point of intersection of the tangents described above.

LOT DEPTH:

The mean horizontal distance from the front (street) line to the rear lot line.

LOT, INTERIOR:

A lot other than a corner lot.

LOT, FRONT LINE:

That side of the lot abutting upon a public or private street right-of-way or abutting upon a lake or river; in the case of a corner lot, either street right-of-way line may be considered the front line of the lot if it contains the minimum required frontage.

LOT, REAR LINE:

Ordinarily that lot line which is opposite and most distant from the front lot line as hereinbefore defined. In the case of an irregular-shaped lot, a line 10 feet in length entirely within the lot and parallel to and at the maximum distance from the front lot line shall be considered the rear lot line for the purpose of determining required rear yard spacing.

LOT, SIDE LINE:

Any lot line not qualifying as a front or rear lot line. A side lot line separating a lot from a street right-of-way shall be known as a Side Street Lot Line. A side lot line separating a lot from another lot or lots shall be known as an Interior Side Lot Line.

LOT WIDTH:

The mean horizontal distance between the side lines as measured at right angles to such side lot lines. Where side lot lines are not parallel, the lot width shall be the average horizontal distance between such side lot lines.

MOTEL:

A structure designed, used or offered for rent for temporary occupancy, including tourist cabins, resorts and motels, but excluding hospitals or nursing homes.

NONCONFORMING USES OR STRUCTURES:

A building or structure or the use of a building, structure or land lawfully existing at the time this ordinance became effective but which does not conform with the present use regulations of the district in which it is located.

NURSING HOME:

A structure designed or used for residential occupancy and providing limited medical and nursing care.

OFFICE:

A room, suite of rooms, or building in which are located desks, chairs, tables, couches, bookcases (accounting, filing, recording, communication and/or stenographic) equipment for current use in the

office business, and personnel engaged in executive, administrative, professional, political, informative, research and/or clerical duties; and other similar, related or incidental furniture, equipment or personnel connected or concerned with the performance of a personal service which causes or creates no external disturbance, nuisance, or annoyance beyond the confines of said rooms or building.

OPERATOR:

An owner, lessee, or manager engaged in or preparing to engage in operations with respect thereto for the production of products or services.

HIGHWATER MARK:

The natural, ordinary high water mark for any river, lake or pond.

PREMISES:

A lot or land as otherwise used in this ordinance.

PRINCIPAL BUILDING:

A single or multiple family dwelling or main structure.

RECLAMATION PLAN:

The operator’s plan for the reconditioning or rehabilitation of a mining area or portions thereof for useful purposes, and the protection of natural resources including, but not limited to, the control of erosion, the prevention of land and rock slides, and air and water pollution.

RECREATIONAL VEHICLE:

A vehicle designed to be used primarily for recreational purposes, including temporary sleeping quarters and/or cooking facilities, or a unit designed to be attached to a vehicle and used for such purposes, including self-propelled motor homes, pickup campers, travel trailers, and tent trailers; provided, however, that no such vehicle or unit which is 40 feet or more in overall length shall be considered a mobile home and shall be subject to all regulations of this ordinance applicable to a mobile home.

SETBACK:

The minimum horizontal distance a building or structure, or any portion thereof, is required to be located from the boundaries of the lot or parcel of land upon which the same is situated.

STATE APPROVED PLAT:

A plat of four or more lots registered at the office of the County Register of Deeds.

STREAM:

Any named navigable moving body of water.

STRUCTURE:

Any constructed, erected, or placed material or combination of materials in or upon the ground including, but not by way of limitations, buildings, decks, gazebos, mobile homes, radio towers, sheds,

signs, and storage areas, but excluding fences, sidewalks, and paving on streets, driveways, parking areas, and patios.

WATER FRONT SETBACK:

The required distance between every lake or river district structure and the ordinary high water mark.

YARDS:

Every lot must provide front, rear, and side yards as required by its zone district. All front yards must face upon a dedicated public road, public street, or private street or road approved by the Township; the front of lake and river lots to be that portion which borders on the water.

ZONES OR ZONING DISTRICT BOUNDARIES:

Where uncertainty exists as to the boundaries of any of the districts, the following rules shall apply:

1. Zone boundary lines are intended to be parallel or perpendicular to street, alley, or lot lines, unless such zone boundary lines are fixed by dimensions as shown on said zoning map.
2. Where zone boundaries are indicated as approximately following street or alley lines or proposed street lines, such lines shall be construed to be such boundaries.
3. Where zone boundaries are so indicated that they approximately follow lot lines and are not more than 25 feet distance therefrom, such lot lines shall be such boundaries.
4. If all or any portion of any public street, alley, right-of-way, easement or land which is not included in any zone shall ever revert to or come into private ownership or shall ever be used for any purpose other than a public purpose, said land shall be subject to all of these regulations which apply within the zone immediately adjacent thereto, or within the most restricted of the immediately adjacent zones, if there be more than one.