

ARTICLE 4

ZONING DISTRICT REGULATIONS

Section 4.1. Districts Established.

For the purpose of this Ordinance, St. Clair Township is hereby divided into the following districts:

RU	Rural District
RS-1	Suburban Residential District-One (low density)
RS-2	Suburban Residential District-Two (medium density)
RM	Multiple-Family Residential District
MH	Mobile Home District
PUD	Planned Unit Development
CR	Commercial Recreation District
B-1	Neighborhood Business District
B-2	General Business District
I-L	Light Industrial District
I-H	Heavy Industrial District

Section 4.2. Zoning District Map.

4.2.1. IDENTIFIED. The zoning districts as provided in Section 4.1 are bounded and defined as shown on the map entitled "Zoning District Map of St. Clair Township." The Zoning District Map, is to bear the signature of the Township Supervisor, along with all notations, references, and other explanatory information, and shall be made a part of this Ordinance.

4.2.2. AUTHORITY. A true and current copy of the Zoning District Map, shall be located in and maintained by the office of the Clerk and the Township Supervisor. These copies shall be the final authority as to the current zoning status of any land, parcel, lot, District, use, building, or structure in the Township.

4.2.3. DISTRICT BOUNDARY CHANGES. All changes to the Zoning District Map are to be made in accordance with the provisions of this Ordinance and after approval of the Township Board together with an entry on the official map of the date of the action and the reference number of the Board's proceedings. Whenever any street, alley, public right-of way or portion shall be vacated, it shall automatically be classified in the same zoning District as the property to which it abuts.

4.2.4. INTERPRETATION OF DISTRICT BOUNDARIES. Where uncertainty exists with respect to the boundaries of any of the districts indicated on the Zoning District Map, the following rules shall apply:

- A. The boundaries of the District are to follow lot lines, the center lines of a highway, alley, or easement, or the extension of that line.
- B. A boundary indicated as approximately following a municipal boundary line of a city, village, or township shall be construed as following that line.
- C. A boundary indicated as following a railroad line shall be construed as being located midway in the right-of-way.
- D. A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in the shoreline shall be construed as following the shoreline existing at the time the interpretation is made.
- E. The boundary indicated as following the centerline of a stream or river, canal, lake or other body of water shall be construed as following such centerline.

- F. Where there is any uncertainty, contradiction or conflict as to the location of any District, boundary lines shall be interpreted upon written application to the Zoning Board of Appeals, or by its own motion after recommendation of the Planning Commission.

Section 4.3. Application of District Regulations.

The regulations herein established within each zoning District shall be the minimum regulations for promoting and protecting the public health, safety, and general welfare and shall be uniform for each class of land, buildings, structure, or uses throughout each District. The District regulations shall be applied in the following manner:

- 4.3.1. **CONFLICTING REGULATIONS.** Wherever the requirements of this Ordinance are at variance with the requirements of any other laws or ordinances, adopted rules, regulations or restrictions, the most restrictive or those imposing the higher standards shall govern.
- 4.3.2. **SCOPE.** No structure shall hereafter be erected, altered, moved, or maintained, nor shall any structure or land hereafter be used for any purpose other than is permitted in the District in which said structure or land is located, in compliance with the Schedule of District Regulations and other requirements of the ordinance, except by appeal as described by this Ordinance.
- A. **Permitted Uses.** Uses shall be permitted by right only if specifically listed as principal permitted uses in the various zoning districts or if determined to be similar to such listed uses by the Planning Commission. All other uses are prohibited.
- B. **Special Approval Uses.** Special approval uses are permitted as listed, or if determined to be similar to the listed special approval uses, by the Planning Commission.
- C. **Accessory Uses and Buildings.** Accessory uses are permitted only as defined and further regulated by this Ordinance.
- 4.3.3. **LIMITATIONS.** No building shall hereafter be erected or altered except by appeal as herein described by this Ordinance, to:
- A. Exceed the height limit specified for the District in which such building is located.
- B. Occupy a greater percentage of lot area than is specified for the District in which such building is located.
- C. Intrude upon the required front, rear, or side yards, as specified for the District in which such building is located.
- D. Accommodate or house a greater number of families than is specified for the District in which such building is located.
- E. Provide less living space per dwelling unit than is specified for the District in which such building is located.
- 4.3.4. **LOTS, YARDS AND OPEN SPACE.** No part of a yard or other open space required for any building by this Ordinance shall be, by change of ownership or otherwise, included as a part of a yard or other open space similarly required for another building.
- 4.3.5. **LOT LIMITATIONS.** Every building erected, altered, or moved shall be located on a lot of record as defined herein, and except in the case of approved multiple dwelling, commercial, and industrial developments, there shall be no more than (1) principal building and its permitted accessory structures located on each lot in any District.
- 4.3.6. **VACATED PROPERTY.** Whenever any street, alley or other public way shall have been vacated, by official governmental action, such property shall automatically be subjected to the same zoning regulations as the property to which it attaches.

- 4.3.7. **RIGHT OF WAYS.** All streets and railroad right-of-ways, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting it, up to the center line. Railroad right -of-ways shall be permitted in all districts, provided that related uses shall be permitted only when adjacent to non-residential districts.
- 4.3.8. **OIL AND GAS WELLS.** As provided in Act No. 184 of the Public Acts of 1943, as amended, the application of this Ordinance does not apply to the drilling, completion or operation of oil and gas wells, or other wells drilled for oil or gas exploration purposes and shall not apply to the issuance of permits for the location, drilling, completion, operation or abandonment of such wells.
- 4.3.9. **FRONTAGE.** Every dwelling or principle building shall be located on a lot which shall front upon a public or private road as defined by this Ordinance.

Section 4.4. Intent of Districts.

The intent and purpose of each District is set forth as follows:

4.4.1. **RU, RURAL DISTRICT**

The intent of this District is to provide and protect those areas which are best suited for agricultural and rural residential uses. Densities are to be kept low due to generally poor soil characteristics and the fact that public sewer, water and other services are not planned to be extended to these areas.

4.4.2. **RS-1, SUBURBAN RESIDENTIAL DISTRICT-ONE (LOW DENSITY)**

The Suburban Residential - One District (RS-1) is designed to provide residential areas principally for moderate suburban densities where necessary urban services and facilities, including central sewage and water supply systems, can be feasibly provided.

4.4.3. **RS-2, SUBURBAN RESIDENTIAL DISTRICT-TWO (MEDIUM DENSITY)**

The Suburban Residential - Two District (RS-2) is designed to provide residential areas principally for moderate suburban densities where necessary urban services and facilities, including central sewage and water supply systems, can be feasibly provided; and to provide appropriate locations for mobile homes on individually owned lots.

4.4.4. **RM, MULTIPLE-FAMILY RESIDENTIAL DISTRICT**

The Multiple - Family Residential District (RM) is designed to permit a higher density of population and a higher intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system. It is intended that this District will provide a zone of transition between more intensive uses of land such as major thoroughfares and/or business districts and the less intensive uses of land such as single-family residential.

4.4.5. **MH, MOBILE HOME DISTRICT**

It is the purpose of this District to provide for the development of mobile home sites, and mobile home parks, at appropriate locations in relation to the existing and potential development of their surroundings and in relation to other uses and community facilities to afford a proper setting for these uses and a proper relation to other land uses and the comprehensive development of the Township.

4.4.6. **PUD, PLANNED UNIT DEVELOPMENT**

The Planned Unit Development provision is intended to allow flexibility of design on relative large scale parcels which would not ordinarily be possible under conventional zoning ordinance regulations. It allows a mix of land uses based on an approved comprehensive plan on a single site, including a variety of housing types and compatible commercial facilities and both open space and indoor recreational uses. It should encourage the preservation of desirable natural features including wood lots, streams, flood plains, and major open spaces while achieving economics of design relating to vehicular and pedestrian circulation, utility extensions, dwelling unit siting, etc.

4.4.7. CR, COMMERCIAL RECREATION DISTRICT

The Commercial Recreation District is designed to encourage recreation uses of an outdoor nature that will take advantage of the land in its natural state, to encourage those large outdoor recreation uses that could not easily be provided in the already urbanized portions of the area and to enable the establishment of certain retail commercial and service uses directly connected with the recreational activities connected within the district.

4.4.8. B-1, NEIGHBORHOOD BUSINESS DISTRICT

The Neighborhood Business District (B-1) is designed to provide locations for business enterprises oriented to the day-to-day sale of convenience goods and personal service needs of persons residing in adjacent residential neighborhoods. Within this general context, the Neighborhood Business District (B-1) is designed to attract and promote the use of land for business enterprises having a relatively small service market area and located conveniently to adjacent residential neighborhoods.

The B-1 District is designed to exclude business enterprises or establishments which would tend to attract substantial vehicular traffic not originating or with no destination in the adjacent neighborhood or those establishments selling large and heavy products which involve substantial trucking, such as furniture and major electrical appliance stores. Due to the proximity to residential neighborhoods, the B-1 District is designed to exclude those business enterprises which tend to be highly nuisance generating particularly the various automotive services, together with automotive sales, building material yards, and other open storage yards.

Consistent with the goals and objectives of the Township's Comprehensive Development Plan, the B-1 District will generally be used as a transitional district between more intensive uses of land, such as major thoroughfares and other business districts, and less intensive uses of land such as office and residential. It will normally be located only on property which fronts on a major thoroughfare and collector streets.

4.4.9. B-2, GENERAL BUSINESS DISTRICT

The General Business District (B-2) is established as a district in which the principal use of land is establishments offering accommodations, supplies, or services to motorists and for diversified business types that tend to locate on or adjacent to high volume major thoroughfares for efficient operation and the need for convenient access to all parts of the community. The B-2 District will ordinarily be located along numbered state or federal highways or other designated, high volume major thoroughfares. Special development standards are incorporated in the district regulations in order to provide for orderly development and to minimize traffic hazards.

For the General Business District (B-2), in promoting the general purposes of this Ordinance, the specific intent of this section is:

1. To encourage the construction of, and the continued use of land for, commercial and service uses serving both local and long distance travelers.
2. To provide for orderly and, if possible, integrated development which concentrates such uses within the B-2 District as designated on the Zoning Map.
3. To provide appropriate space, and in particular sufficient depth from the street, to satisfy the needs of modern commercial development where access is entirely dependent on the automobile.
4. To encourage the development of the district with such use and in such manner as to minimize traffic conflicts or hazards and insure against the loss of community character by visual blight.

4.4.10. I-L, LIGHT INDUSTRIAL DISTRICT

The Light Industrial District (I-L) is designed primarily for industrial type land uses which could efficiently operate or function on small platted lots or in planned industrial parks.

It is the intent of this District to permit and encourage the use of land for a class of industrial uses that will:

1. Conserve the value of property.

2. Achieve optimum utilization of area devoted to these uses by the exclusion there from such incompatible uses as residential.
3. Provide primary employment for the labor supply that is resident in the Township and vicinity.
4. Yield a fair and reasonable share of municipal revenue, which is essential to provide adequate and efficient public facilities and services.
5. Reflect the objectives of the Comprehensive Development Plan to provide a harmonious relationship between such uses and uses in adjacent districts, especially those that are residential or commercial in character.

4.4.11. I-H, HEAVY INDUSTRIAL DISTRICT

The Heavy Industrial District (I -H) is designed primarily for manufacturing, assembling, and fabrication activities, including large scale or specialized industrial operations, that are not permitted in the Light Industrial District.

Section 4.5. Schedule of Use Regulations.

- **A.** The following principal uses are allowed in any District.
1. Accessory buildings and uses that are customarily incidental to any of the permitted principal uses when located on the same premises provided they do not exceed the restrictions listed elsewhere in the ordinance.
 2. Any use customarily incidental to the permitted principal use.
 3. The provision of this Ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.
 4. Essential services as defined in this Ordinance.
- B.** The Following Special Approval Uses are allowed in any District subject to special use approval and the standards listed for such uses.
1. Public Utility Buildings.
 2. Cemeteries.
 3. Gas or electric transmission lines

4.5.1. RU – RURAL DISTRICT

Permitted Uses

1. Single - family detached dwellings.
2. General and specialized farming and agricultural or nursery activities including the raising or growing and storage or preservation of crops, sod, livestock, poultry, rabbits, fur-bearing and other farm animals, feedlots, plants, trees, shrubs.
3. Sale of agricultural products raised or grown on the farm premises including roadside stands for such sales. This does not include the handling or sale of any other products or services such as gardening and landscaping items, seeds, fertilizer, related products or any other commodity not there grown.
4. Conservation and/or recreation areas like forest preserves, game refuges, nature reservations and similar areas of low intensity use.
5. Home occupations.
6. Public, parochial and private elementary (K-8) educational facilities
7. Open Space Preservation Option, as permitted and regulated in this Zoning Code.

Special Uses

1. All special uses permitted in the RS-1 District.
2. Nursery schools, day nurseries and child care centers (not including dormitories).
3. Public and private schools offering general or liberal curriculum rather than technical or vocational education.
4. Commercial picnic grounds, miniature golf courses, golf driving ranges, archery ranges or similar uses for physical and outdoor exercises.
5. Public, private or commercial stables containing three (3) or more horses; kennels and veterinary clinics.
6. Gun clubs, shooting and archery ranges.
7. Personal Use Aircraft Landing Fields.
8. Yard waste composting facilities.
9. Foster and other care homes for no more than 12 residents.
10. Cellular telephone and Commercial broadcast radio and television towers and equipment.
11. Quarries.
12. Condominium Subdivision.
13. Public, parochial and private educational facilities, operated for non-profit, provided that access shall be directly from a major or secondary thoroughfare.

4.5.2. RS-1 – SUBURBAN RESIDENTIAL DISTRICT – ONE (LOW DENSITY)

Permitted Uses

1. Single-family detached dwellings.
2. Agriculture on those parcels of land separately owned outside the boundaries of either a proprietary or supervisor's plat having an area of not less than five (5) acres. The raising of livestock shall be subject to the health and sanitary provisions of St. Clair County and the further restrictions of this ordinance under the definition of a farm.
3. Home occupations subject to the provisions listed elsewhere in the ordinance.
4. Public, parochial and private elementary (k-8) educational facilities.
5. Open Space Preservation Option in Non-Sewered districts, as permitted and regulated in this Zoning Code.

Special Uses

1. Churches and other facilities normally incidental thereto.
2. Government buildings and similar uses.
3. Golf courses.

4. Private non-commercial recreational areas; institutional, community or neighborhood recreation center; neighborhood association swimming pools.
5. Bed and breakfast accommodations.
6. Chickens, rabbits, small animals and other fowl as an accessory use.
7. Condominium Subdivision.
8. Public, parochial and private educational facilities, operated for non-profit, provided that access shall be directly from a major or secondary thoroughfare.
9. Government owned or operated buildings or uses.

4.5.3. RS-2 – SUBURBAN RESIDENTIAL DISTRICT-TWO (MEDIUM DENSITY)

Permitted Uses

1. All permitted uses in the RS-1 District.
2. Mobile homes on individually owned parcels of land when placed on permanent perimeter wall foundations extending below frost line, but not including mobile home parks.

Special Uses

1. All Special uses permitted in the RS-1 District.

4.5.4. RM – MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Permitted Uses

1. All permitted uses in the Suburban Residential-One District (RS-1).
2. Multiple and two-family dwellings.

Special Uses

1. An orphanage, foster home, or home for the aged, indigent or physically handicapped, a rest or convalescent home, for up to 30 residents.
2. Boarding and lodging houses.
3. Hospitals.
4. Condominium Subdivision.
5. Public, parochial and private educational facilities , operated for non-profit, provided that access shall be directly from a major or secondary thoroughfare.
6. Government owned or operated buildings or uses.

4.5.5. MH – MOBILE HOME DISTRICT

Permitted Uses

1. All uses permitted and as regulated in the RS-1 and RS-2 residential Districts.
2. Mobile Home Development.
3. Mobile Home Parks or Condominium Projects. All mobile home parks or condominium projects shall comply with the requirements of Act 419 of Michigan Public Acts of 1976, as amended and subject to the following regulations:
 - A. There shall be two (2) entrances or one (1) entrance and one (1) exit for motor vehicle traffic.
 - B. The park or project shall be located with direct access to a major thoroughfare.
 - C. All mobile homes located in a park or condominium project shall be skirted and shall have wheels removed within ninety (90) days after placement on a mobile home stand. The mobile home stand in order to provide an adequate foundation for the mobile home shall consist of either;
 1. The concrete pad beneath each mobile home shall be a minimum of four (4") inches thick, being twelve (12') feet in width and sixty (60') feet in length and in accordance with Public Act 419 of 1976, which allows this to be varied, or
 2. If concrete pillars are used, they shall be sixteen (16") inches in diameter, forty-two (42") inches in depth, and spaced along the length of the mobile home in accordance with Public Act 419 of 1976, which allows this to be varied.
 - D. Environmental, Recreation and Open Space.
 1. General requirement - condition of soil, ground water level, drainage and topography shall not, in the opinion of the Health Authority, create hazard to the property of the health or safety of the occupants.
 2. Recreation and open space shall be provided as required in Michigan Public Act 419 of 1976, as amended.
 - E. Water supply, sewage disposal, electrical distribution, service buildings, refuse handling, insect and rodent control, fuel supply and storage, and fire protection shall be in accordance with the requirements of Michigan Public Act 419 of 1976, as amended.
 - F. There shall be an occupancy permit obtained for each mobile home located on a mobile home stand, and no mobile home shall be occupied until this permit has been issued.
 - G. The Board of Appeals is hereby authorized to waive requirements as they deem necessary and advisable in particular cases, but this does not include Michigan Public Act 419 of 1976, as amended, or subsequent amendments, and Michigan Public Act 59 of 1978, as amended.
 - H. Mobile home parks, or individual lots, in existence prior to the effective date of this Ordinance shall be required to conform to all provisions of this Ordinance, for remodeled sites of improvements to individual lots.

Required Conditions

1. All mobile homes shall front on public or private access streets. Private access streets located outside of mobile home parks and condominium projects shall conform to the standards set forth in this Ordinance.
2. All mobile homes shall be located on mobile home stands.

3. All mobile homes located on a subdivision site or a development site shall be installed pursuant to the manufacturer's setup instructions and shall have a wall of the same perimeter dimensions as the mobile home. The wall shall be constructed of such materials and type as required in township building code for single family dwellings. Further such mobile homes shall have wheels removed and shall be secured to the premises by an anchoring system or device.
4. Building Permit:
 - A. Mobile Home - a building permit shall be required for each mobile home that shall hereafter be located or relocated in a mobile home park, subdivision or condominium project, or on an individual lot.
 - B. Non-Mobile Home Buildings - a building permit shall be required for each building other than mobile homes which are to be constructed in a mobile home park or condominium project.
 1. A township building permit for a mobile home or a non-mobile home building within a park or condominium project shall not be issued until the following conditions have been met:
 2. A site plan review for the park or condominium project has been completed, as required in the ordinance under site plan review.
 3. Health authority has made recommendation and a permit has been issued.
 4. Mobile homes to be located on an individual mobile home stand shall either already conform to, or shall be made to conform to the Federal Mobile Home Code as outlined in the Code of Federal Regulations Title 24, Section 3280, June 15, 1976 as amended (24CFR3280).
 5. A construction permit has been granted by the State of Michigan, Department of Commerce for the mobile home park or condominium project where the proposed mobile home or non-mobile home building is to be located.
 - C. Parks and Condominium Projects - permits to construct a Mobile Home Park or Condominium Project are issued by the State of Michigan Department of Commerce and are not subject to township authority or control.

Special Uses

1. Churches and other facilities normally incidental thereto.
2. Government buildings and similar uses.
3. Golf courses.
4. Private non-commercial recreational areas; institutional, community or neighborhood recreation center; neighborhood association swimming pools.
5. Condominium Subdivision.
6. Government owned or operated buildings or uses.

4.5.6. PUD – PLANNED UNIT DEVELOPMENT DISTRICT

Permitted Uses

1. As regulated in the ordinance under this title.

4.5.7. CR – COMMERCIAL RECREATION DISTRICT**Permitted Uses**

1. Archery ranges.
2. Permanent buildings for maintenance service and caretaker residence.
3. Educational facilities such as zoological or botanical gardens, bird sanctuaries, arboretums.
4. Historical monuments.
5. Reservoirs.
6. Wildlife Preserves.
7. Other outdoor recreation uses determined by the Planning Commission to be similar to the above.
8. Township government buildings and uses, not including service or outdoor storage yards.
9. Government buildings and similar uses, not including service or outdoor storage yards.

Special Uses

1. Country clubs.
2. Campgrounds.
3. Day camps.
4. Fairgrounds.
5. Golf courses, including “par three”.
6. Golf driving ranges.
7. Hunting, fishing and shooting preserves.
8. Private parks.
9. Riding academies and public stables.
10. Swimming pools.
11. Ski resorts.
12. Toboggan runs.
13. Cellular telephone and Commercial broadcast radio and television towers and equipment as regulated in the Ordinance.
14. Government buildings.
15. Chickens, rabbits, small animals and other fowl as an accessory use.

4.5.8. B-1 NEIGHBORHOOD BUSINESS DISTRICT**Permitted Uses**

1. Establishments of a generally recognized retail nature which supply commodities on the premises for persons residing in adjacent residential areas, such as but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, beverages and refreshments.
2. Single Family Dwellings.

Required Conditions

1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
2. The outdoor storage, display, or servicing of goods or materials shall be prohibited irrespective of whether or not they are for sale.
3. Warehousing or indoor storage of goods or materials in quantity greater than normally incidental to the above permitted uses or those permitted by special approval shall be prohibited.
4. To carry out the purposes of this District in terms of keeping down the level of intensive commercial activity no retail use shall contain or occupy more than fifteen hundred (1,500) square feet of gross floor area. This provision does not preclude the development of land with a single building that is subdivided interiorly provided each retail use proposed or contained therein does not exceed fifteen hundred (1,500) square feet of gross floor area.

Special Uses

1. Personal service establishments which perform services on the premises, such as but not limited to: tailor shops, beauty parlors, barber shops, photographic studios.
2. Professional services including the following: medical, dental and legal offices.
3. Churches and related facilities.
4. Condominiums.
5. Government owned or operated buildings or uses.

Standards

1. Similar in operational character to one (1) or more of the above principal permitted uses, and
2. Of the character of a retail or service establishment dealing directly with customers, and
3. Of such operational character that vehicular traffic generated by such use is similar to one (1) or more of the above permitted uses, and
4. Of such operational character that would not create a nuisance to adjacent residential areas, and
5. Of such operational character which would be consistent with the spirit and intent of the B-1 District and this Ordinance.

4.5.9. B-2 GENERAL BUSINESS DISTRICT**Permitted Uses**

1. Any use principally permitted and as regulated in the Neighborhood Business District (B-1).
2. Business and professional offices.
3. Photographic reproduction, blueprinting and print shops.
4. Data processing and computer center, including service and maintenance of electronic data processing equipment.
5. Funeral homes.
6. Veterinary clinics and veterinary hospitals provided all activities are conducted within an entirely enclosed building.
7. Building material sales or hardware stores provided any outdoor storage incidental to these uses is completely and entirely screened from view of any public street or adjacent land zoned for residential purposes.
8. Furniture showrooms or home furnishing sales such as appliances, upholstery, draperies or floor coverings.
9. Publicly owned buildings, public utility buildings, including electric transformer stations and substations and gas regulator stations excluding storage yards; water and sewage pumping stations.
10. Establishments of electricians, plumbers, heating contractors, bakers, painters or similar trades in conjunction with a retail sales operation.
11. Open-air retail sales of plant material, lawn furniture, playground equipment and garden supplies provided:
 - A. The open-air sales area is enclosed with a fence.
 - B. That such sales area is in conjunction with indoor sales of the same general type.
 - C. That the square footage of the open sales area is no greater than the indoor sales area.
12. Hotels and motels.
13. Rental establishments.
14. Business schools and colleges.

Special Uses

1. Uses similar in operational character to one (1) or more of the above principal permitted uses subject to the provisions listed in this section under "Required Conditions."
2. Automobile service stations and repair garages.
3. Recreation centers similar to bowling alleys, skating rinks, archery ranges, amusement areas, arcades and similar forms of commercial recreation or amusement.
4. Motor vehicle washing, conveyor or non-conveyor type.
5. New automobile and truck agency sales and showrooms.
6. Used automobile and truck sales.
7. Drive-in restaurant or open-air restaurant.

8. Open-air display and sale of motor homes, camping trailers, motorcycles or other motor vehicle sales areas other than trucks and automobiles, homeowners' gardening equipment ,etc.
9. Retail sales operations specializing primarily in handcrafted, used merchandise and antiques which are displayed on portable tables in undivided open areas or in booth or small-like enclosures using an arcade as a common entrance and being separated from each other by portable partitions. Said retail sales operations shall include, but shall not be limited to: so-called farmer's markets, flea markets, trading posts and the like.
10. Circuses, carnivals, amusement parks, miniature golf courses, outdoor dance pavilions, private stadiums and similar commercial entertainment offered out-of-doors, or in tents.
11. The public or private development of facilities for the berthing, storage or servicing of boats, yachts, cruise ships, inboards, outboards and sailboats including accessory buildings and uses customarily incidental to the above use.
12. Adult bookstores, adult motion picture theaters, massage parlors, and cabarets.
13. Restaurants, bars taverns, or other places serving food or beverage, including those having the character of a "drive-in" restaurant.
14. Inside warehousing if required by electricians, plumbers, heating and painting contractors of similar trades.
15. Outdoor theaters.
16. Chickens, rabbits, small animals and other fowl as an accessory use.
17. Government owned or operated buildings or uses.

Required Conditions:

1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
2. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.
3. The outdoor storage of goods or materials shall be prohibited irrespective of whether or not they are for sale, except as specifically permitted by other provisions of this District.
4. All light sources shall be shielded from view from residentially zoned property. No lighting fixture shall be so located and directed as to be a hazard to traffic safety.
5. All signs shall be accessory to the principal use of the property upon which it is located.

Standards

1. The proposed use or uses must be of such size and character to be in harmony with the appropriate and orderly development of the B-2 District.
2. The location, size, intensity and periods of operation of any such proposed use must be designed to eliminate any possible nuisances likely to affect occupants of other nearby permitted uses.
3. The proposed use must be in accord with the spirit and intent of this Ordinance and with the objectives this Ordinance was designed to achieve.

4. The proposed use is of such character that the vehicular traffic generated will not have an adverse effect, or be detrimental to, the surrounding land uses or the adjacent thoroughfares.
5. The proposed use if of such character and intensity and arranged on the site so as to eliminate any adverse effects resulting from noise, dust, dirt, glare, odor or fumes.
6. The proposed use, or change in use, will not be adverse to the promotion of the health, safety and welfare of the community.

4.5.10. I-L – LIGHT INDUSTRIAL

Permitted Uses

1. Any use charged with the principal function of basic research, design and pilot or experimental product development when conducted within a completely enclosed building. The growing of any vegetation requisite to the conducting of basic research shall be excluded from the requirement of enclosure.
2. Research and office uses related to permitted industrial operations.
3. Any of the following uses when conducted wholly within a completely enclosed building:
 - A. Warehousing and wholesale establishments, tool, die, gauge and machine shops, excluding punch presses and the like over twenty (20) tons rated capacity.
 - B. The manufacture, compounding, processing, packaging or treatment of such products as; cosmetics, pharmaceuticals, toiletries, food products, hardware and household supplies.
 - C. The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal but excluding large stampings such as automobile fenders or bodies, ferrous and non-ferrous metals but excluding large castings and fabrications, shell, textiles, tobacco, wax, wire, wood, but excluding saw and planing mills, and yarn.
 - D. The manufacture of pottery and figures or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
 - E. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps or other small molded rubber products but not including pneumatic tires.
 - F. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
 - G. Laboratories: experimental, film or testing.
 - H. Any other manufacturing or industrial enterprise, operation or process, whether making, assembling, repairing, buffing, finishing, plating, polishing, tempering, packing, shipping or storage; provided that any resulting cinders, dust, flashing, fumes, gas, odor, noise, refuse matter, smoke, vapor, or vibration is no more detrimental to the neighborhood than the specified uses, that no extra fire hazard is created, and the proposed use is comparable in character to one of the specified uses in this section.
 - I. Factory outlet stores provided for the retail sales of goods that are produced on the premises.
4. Warehouse, storage and transfer uses and electric and gas service buildings, public utility buildings, telephone exchange buildings, electrical transformer stations and sub-stations and gas regular stations.
5. Storage yards for lumber, coal, brick, stone, contractors' supplies and the like with or without retail outlets.

6. Tanks for the storage above ground of flammable fluids, when in conformity with the rules and regulations of the flammable liquids regulations of the State of Michigan.
7. Motor freight depot or trucking terminal; provided:
 - A. Ingress and egress is provided to a street whose roadway is at least thirty (30') feet between curbs; and
 - B. The loading or unloading platform is at least one hundred and twenty (120') feet from the street it faces.
8. The parking or storage of operable motor vehicles.
9. Cellular telephone and Commercial broadcast radio and television towers and equipment in compliance with the requirements listed under the Ordinance.

Special uses

1. Outdoor Theaters.
2. Automobile service stations and repair garages.
3. Chickens, rabbits, small animals and other fowl as an accessory use.
4. Government owned or operated buildings or uses.

Required Conditions

1. All outdoor areas used for the storage of raw materials, fuel, machinery, vehicles, equipment or the like shall be effectively enclosed to minimize trespass and screened from view from abutting properties and public streets. Such screening shall consist of walls, fences, or planting materials, or a combination of both.
2. All manufacturing, assembling, compounding, packaging, treating, and processing operations shall be conducted entirely within enclosed structures.

Uses Prohibited

1. Any manufacturing development which creates unusual danger from fire, explosions, toxic and noxious matter, radiation and other hazards and which causes unreasonable noxious, offensive, unhealthful and harmful odors, fumes, dust, smoke, light, waste, noise or vibration is prohibited. The processing of raw material for shipment in bulk form, to be used in an industrial or commercial operation at another location, is prohibited.
2. Except as provided, any use of a generally recognized retail nature shall be prohibited.

4.5.11. I-H – HEAVY INDUSTRIAL

Permitted Uses

1. Any principal use first permitted in the I-L District.
2. Any production, processing, cleaning, servicing, testing, repair, or storage of materials, goods or products which shall not be injurious or offensive to the occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic and noxious materials, odors, fire or explosive hazards, glare or heat.
3. Public Use Airports and other facilities involved with aircraft operations subject to the following conditions and standards:

- A. Said airport is subject to all rules and regulations of the Federal Aviation Administration and the Michigan Aeronautic Commission which agencies shall approve the preliminary plans submitted to the Township. All airports shall obtain a certificate of approval with the Michigan Aeronautics Commission and shall be registered annually by said commission.
- B. Site, Yard and Placement Requirements:
 - i. No building or structure or part thereof shall be erected closer than sixty (60) feet from any property line.
 - ii. Those buildings to be used for servicing or maintenance shall not be located on the outer perimeter of the site where abutting property is zone CR.
 - iii. Airports must be located on a contiguous parcel of land of not less than three hundred twenty (320) acres.
 - iv. No part of the site shall abut either directly or across a street from any RS-1, RM, or MH District.
 - v. All layout and design and construction of runway and other facilities shall meet or exceed the standards set by the Michigan Aeronautics Commission for Class C Airports.
- C. Performance Requirements: All lights used for landing strips and other lighting facilities shall be so arranged as not to reflect towards adjoining non-airport uses.
- D. Prohibited Uses: The open storage of junked or wrecked motor vehicles, aircraft shall not be permitted, except that wrecked aircraft may be stored in the open for not more than thirty (30) days from the date of the accident.
- E. Off-Street Parking Requirements: One (1) parking space shall be required for every three (3) airplanes stored on the site. All off street parking shall be paved and constructed to the standards of this Ordinance.

Special Uses

1. All special uses previously listed in the I-L - Light Industrial District.
2. Automobile or other machinery assembly plants.
3. Body assembly plants.
4. Brewing or distillation of malt beverages or liquors.
5. Canning factories.
6. Chemical plants.
7. Cement, lime, gypsum or plaster of Paris manufacturing, corrosive acid or alkali manufacture.
8. Tanneries, stock yards, slaughter houses and glue factories.
9. Tire manufacturing.
10. Petroleum or other flammable liquids production, refining or storage.
11. Smelting of any ferrous or non-ferrous metal.
12. Race tracks, auto, dog, horse, etc.

13. Yard waste composting facilities for the composting of yard waste generated within St. Clair County. The composting of material generated off-site shall be permitted within the I-H Heavy Industrial District after issuance of a Special Approval Use Permit as required by this Ordinance, subject to those requirements contained herein and other conditions as specified in this Ordinance which may be imposed by the Planning Commission charged with review and approval of this land use. Yard waste composting facilities regulated by this Ordinance shall not accept, for composting, yard waste that is not generated in St. Clair County unless the acceptance of yard waste that is not generated in St. Clair County is explicitly authorized by the St. Clair Township Board of Trustees.
14. Quarries.
15. Junk Yards.
16. Sanitary landfills.

Required Conditions

1. All outdoor areas used for the storage of raw materials, fuel, machinery, vehicles, equipment or the like shall be effectively enclosed to minimize trespass and screened from view from abutting properties and public streets. Such screening shall consist of walls, fences, or planting materials, or a combination of same.
2. All manufacturing, assembling, compounding, packaging, treating, and processing operations shall be conducted entirely within enclosed structures.

Uses Prohibited

Except for factory outlet stores providing for the retail sales of goods that are produced on the premises, any use of a generally retail nature is prohibited.