

**ARTICLE XV
CONDITIONAL USES**

Sec. 15.1 Intent And Purpose

Some uses require certain specific exceptions or conditions. Such Conditional Use Permits are considered Minor Special Land Use Permits, administered by the Zoning Administrator, in conformity with MCL 125.216b, Sec.16b.

Sec. 15.2 Home Occupations

Home Occupations: May be carried on in residential structures under the following conditions:

Customary home occupations such as hairdressing, millinery, dressmaking, bookkeeping and accounting, real estate, and insurance sales when carried on by the occupant, six hundred (600) square feet of area is devoted to such use, and that no outdoor activities are carried on in connection with such use.

Professional office for occupancy by not more than one (1) physician, dentist, attorney, architect, engineer or similar recognized professional practitioner with not more than one (1) full-time equivalent employee.

Such occupations or uses are intended to provide reasonable flexibility, but a permit shall not be granted if the essential character of a lot or structure within a Residential District, in terms of use or appearance, will be changed significantly, however a non-illuminated sign, not more than six (6) square feet in area, and in keeping with the neighborhood, is permitted.

Sec. 15.3 Swimming Pools

Private Swimming Pools shall be permitted as an accessory use, subject to the following restrictions:

- A. Private pools shall meet required yard setbacks.
- B. There shall be a distance of not less than six (6) feet between the outside pool wall and any building located on the same lot.
- C. For the protection of the general public, swimming pools shall be completely enclosed by a fence not less than four (4) feet in height capable of excluding children and small animals, and containing gates of a self-closing or latching type gates shall be capable of being securely locked when the pool is not in use.

Sec. 15.4 Model Homes

Model homes, provided the home and landscaping is completed as if it were to be occupied; is located so as not to create any unsafe conditions, noise, light, traffic or other nuisance to neighboring residential uses; is used for the purpose of selling homes within the immediate subdivision or subdivisions; is open only during normal real estate sales hours; and the duration of use does not exceed one (1) year, unless approved by the Board of Appeals. One (1) sign shall be allowed, meeting the specifications as set forth in Article XIX. There shall be no banners, flags, lighting or other devices used to attract attention or set the model apart from other residential structures in the development. No cooking or sleeping shall be permitted in the Model Home.

Sec. 15.5 Mobile Homes

A. Statement of Intent: It is the purpose of this Section to establish reasonable requirements for mobile homes located outside of licensed mobile home parks to assure that the mobile home, when located upon the particular site, would compare favorably to other housing in such things as aesthetics, insulation, adequacy of plumbing, size of living space, protection from wind storm damage, quality of manufacture, a solid foundation under the same, obscurity of the wheels and chassis and a community standard size lot.

A mobile home must also comply with the minimum dimensional requirements established in Section 3.13 and 3.14.

1. Zones in which mobile homes are permitted:
Mobile homes shall be permitted subject to the provisions and requirements hereafter set forth.
2. Qualifying Conditions:
 - a. Each mobile home shall bear a label required by Section 3232.362(c) (2) of the Federal Mobile Home Procedural and Enforcement Regulations.
 - b. Each mobile home shall be installed pursuant to the manufacturer's setup instruction 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.

- c. Within ten (10) days following installation, all towing mechanisms shall be removed from each mobile home or concealed or disguised from view. No mobile home shall have any exposed undercarriage or chassis.
- d. Each mobile home shall have footings and a perimeter wall of conventional building materials which shall prevent the entrance of rodents, control heat loss and contribute to aesthetic compatibility with surrounding structures.
- e. All construction and all plumbing, electrical apparatus and insulation, within and connected to each 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, as from time to time amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.
- f. Exterior Finish; Light Reflection: Any materials that are generally acceptable for housing built on the site may be used for exterior finish if applied in such a manner as to be similar in appearance; provided, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, gloss, exterior enamel.
- g. Each mobile home shall be aesthetically compatible in design and appearance with other residences, particularly with regard to foundation treatment, siding and roofing materials and perimeter walls. Compatible materials such as siding, screen walls, etc. may be added.

Sec. 15.6 Livestock and Pets

The following shall apply to the keeping of animals and livestock:

- A. Animal husbandry practices involving small animals such as rabbits, poultry, goats and sheep shall not occur on a lot or parcel of less than one (1) acre. The raising or keeping of livestock such as cattle, horses and hogs, shall not occur on a parcel of land less than two and one-half (2 1/2) acres in area.

- B. The carrying out of such practices shall not generate any noise, odor, pollution or other environmental impact which will have an adverse effect on adjacent properties.
- C. No storage or unusual accumulation of manure or odor or dust-producing materials shall be permitted within one hundred (100) feet of any side or rear property line abutting a residential district or existing structure used for residential purposes.
- D. Non-domesticated, wild, or exotic species of animals, or crossbreeds or hybrids thereof, shall be allowed only with written approval of the County Animal Control Officer.

Sec. 15.7 Non-Commercial Storage

Non-commercial storage buildings, shall not be allowed in the R-1, R-2, or R-3 Districts without the foundation for a principal use structure first being in place.

Sec. 15.8 Antennas And Satellite Dishes

Satellite Dishes, wherever possible, shall be located in the rear yard or side yard, but shall conform to the setback requirements, be bonded to a grounding rod, and shall be designed to withstand a wind force of seventy-five (75) miles-per-hour.

Sec. 15.9 Residential, Single Family Dwelling

A single family dwelling may be constructed on a preexisting lot of record in the Light Industrial (L-1) District, providing all other applicable requirements of this Ordinance are complied with.