



BACKUS TOWNSHIP ZONING ORDINANCE

ARTICLE XII SPECIAL LAND USES

Sec. 12.01 Statement of Purpose

In order to make this ordinance a flexible zoning device, and still afford protection of property values and orderly and compatible development, the Zoning Board, in addition to its other functions and duties, is authorized to approve the establishment of certain uses designated as Special Land Uses. This Article provides a set of procedures and standards for special uses of land or structures which, because of their unique characteristics, require special consideration in relation to the welfare of adjacent properties and the community as a whole.

The regulations and standards, herein, are designed to allow practical latitude for the applicant, at the same time maintain adequate provisions for the protection of the health, safety, convenience, and general welfare of Backus Township. For purposes of this Ordinance, all Special Land Uses within the various districts are subject to the conditions and standards of this Article. In addition, the following uses shall conform to the specific standards cited in Section 12.08, as applicable.

Section 12.02 Application and Review Procedures

- A. Application for a Special Land Use permit shall be made to the Zoning Administrator and shall include the following:
 - 1. Seven (7) copies of a site plan containing the information that meets the requirements of Article 11 Site Plan Review.
 - 2. An application form supplied by the Township, completed by the applicant, or their authorized agent.
 - 3. Payment of a non-refundable application fee, as established from time to time by resolution of the Township Board.
- B. The application shall be reviewed by the Zoning Administrator for completeness and compliance with appropriate sections of this Ordinance.
- C. The request for special land use shall be reviewed as follows:
 - 1. The special land use request and appropriate document shall be forwarded to the Zoning Board.
 - 2. The Zoning Board shall review the Special Land Use application and the Site Plan in terms of the requirements of the Special Land Use General and Specific Standards of this Article and the standards of Article 11 Site Plan Review.
 - 3. After completing initial review of the application, the Zoning Board shall hold a public hearing on the special land use application in accordance with Act 184 of the Public Acts



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of 1943, as amended. One (1) notice of the hearing shall be published in a newspaper of general circulation in the township and sent by mail or personal delivery to the property owners and the occupants of all structures within three hundred (300) feet of the boundary of the property in question. The notice shall be given not less than five (5) nor more than fifteen (15) days before the date of the hearing. The notice shall describe the nature of the special land use request, indicate the property in question, state the time and location of the hearing, and shall indicate the time and place where written comments will be received.

4. The Zoning Board shall approve, approve with conditions or deny the Special Land Use and Site Plan.

If the application is determined to be incomplete or more information is required, then the Zoning Board may either: 1) table the request and direct the applicant to prepare additional information or revise the plan; 2) return the request for additional review or analysis; or 3) deny the request. If the revised plans are determined to be significant by the Zoning Board, may elect to conduct another public hearing.

5. Upon approval of an application for a special land use permit the Zoning Administrator shall issue a special use permit. The Zoning Administrator shall be responsible for insuring that any conditions attached to the approval of the special land use permit are adhered to.
6. Records of the reasons for the Zoning Board actions, and any conditions attached to the approvals, shall be kept and made a part of the minutes of the Zoning Board. A record of conditions imposed shall be maintained. The conditions shall remain unchanged unless an amendment to the special land use permit is approved by the body which approved the original special land use permit.
7. No request for Special Land Use approval which has been denied shall be resubmitted for one (1) year following such disapproval, except as may be permitted after learning of new and significant facts or conditions which might result in favorable action upon resubmittal

Sec. 12.03 General Standards For Approval

The Zoning Board shall review each Special Land Use permit request, and approve said request only upon a finding that all of the following general standards are met:

- A. The use is designed and constructed, and will be operated and maintained, so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will be compatible with adjacent uses of land, and will not change the essential character of the area in which it is proposed.
- B. The use is, or will be as a result of the special land use permit, served adequately by public services and facilities, including, but not limited to streets, police and fire protection, drainage structures, refuse disposal, and schools. Adequate water and sewer facilities must be available.



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- C. The use does not involve activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odors.
- D. The use will be compatible with the natural environment and will be designed to encourage conservation of natural resources and energy.
- E. The site plan proposed for such use demonstrates compliance with the specific design standards for the special land use as contained in Section 12.08.

Sec. 12.04 Conditions of Approval

The Zoning Board may impose reasonable conditions in conjunction with approval of a Special Land Use permit which are deemed necessary to ensure compliance with the general standards for approval in Section 12.03 and the Specific Design Standards of Section 12.08.

The applicant shall submit information and plans which demonstrate compliance with the conditions for administrative approval by the Zoning Administrator within sixty (60) days of the date of conditional approval and prior to issuance of a special land use or land use permit, or the submission shall be considered null and void. The Zoning Administrator may submit the revised site plan to the Zoning Board for comments or approval.

Upon approval of an application for a special land use permit the Zoning Administrator shall issue a special land use permit. The Zoning Administrator shall be responsible for insuring that any conditions attached to the approval of the special land use permit are adhered to.

Sec. 12.05 Approval Term and Expiration

A Special Land Use permit, including conditions imposed, is attached to, and shall run with the land for which the permit is granted. The Special Land Use permit shall be binding upon subsequent owners and all occupants of the subject land. However, a time limit for the Special Land Use may be imposed as a condition of approval, if such use is intended to be of a temporary nature.

Sec. 12.06 Variances

The Zoning Board of Appeals shall not have the authority to grant a variance to allow a special land use which was denied by the Zoning Board. If dimensional or site design variances are requested for a special land use, the request shall first be reviewed by the Zoning Board which shall provide a recommendation to the Zoning Board of Appeals. Any variances shall be approved by the Zoning Board of Appeals prior to Zoning Board action on the site plan or special land use, as applicable. The Zoning Board of Appeals may deny a variance upon a finding, with a recommendation from the Zoning Board, that the variance could be contrary to the Special Land Use standards of this Article.

Sec. 12.07 Amendments, Expansions or Change in Use

- A. The holder of a valid Special Land Use Permit shall notify the Zoning Administrator of any proposed amendment to such permit.
- B. **Minor Amendment:** Minor changes, requested by the applicant, may be approved by the Zoning Administrator upon certification in writing to the Zoning Board that the proposed revision does not alter the basic design nor any specified conditions of the plan as agreed upon by the Zoning Board. In considering such a determination, the Zoning Administrator shall consider the following to be a minor change:
 - 1. Reduction of the size of any building or sign.
 - 2. Movement of buildings or signs less than ten (10) feet.
 - 3. Landscaping approved in the site plan that is replaced by similar landscaping to an equal or greater extent.
 - 4. Changes in floor plans, of up to five (5) percent of the total floor area, which do not alter the character of the use or increase the amount of required parking.
 - 5. Internal rearrangement of a parking lot which does not affect the number of parking spaces or alter access locations or design.
 - 6. Changes required or requested by the Township, Roscommon County, or other State or Federal regulatory agency in order to conform to other laws or regulations.
- C. **Major Amendment:** Should the Zoning Administrator determine that the requested modification to the approved site plan is not minor, a new site plan shall be submitted and reviewed as required by this Chapter.
- D. **Change in Use:** Change to another special land use shall require submittal of a new application for special land use and follow the review procedures contained in this Article.
- E. A separate Special Land Use Permit shall be required for each use which requires Special Land Use review on a lot.

Sec. 12.08 Special Land Use Specific Design Standards

The following Special Land Uses shall be subject to the requirements of the District in which located, in addition to all the applicable conditions, standards, and regulations as are cited in this Section. The following uses have such conditions, standards, or regulations:

- A. Animal shelters.
- B. Automobile service stations and maintenance establishments (minor)
- C. Automobile wash, automatic or self serve.
- D. Bed and Breakfast establishments.
- E. Billboards.
- F. Cemeteries.
- G. Churches.
- H. Commercial outdoor display, sales and storage of building/lumber supplies , equipment and other similar materials.
- I. Drive-through facilities.
- J. Forest connected industries.
- K. Funeral homes and mortuaries.
- L. Greenhouses and nurseries.
- M. Hotels and motels.
- N. Kennels.
- O. Mining of natural resources.
- P. Mini or self storage facilities.
- Q. Municipal buildings.
- R. Public or private schools.
- S. Recreation, public or private: Boat launches
- T. Recreation, public or private: Campgrounds
- U. Recreation, public or private: Clubs, lodges, and fraternities
- V. Recreation, public or private: Community center
- W. Recreation, public or private: General outdoor recreation and entertainment facility
- X. Recreation, public or private: General indoor recreation and entertainment facility
- Y. Recreation, public or private: Golf courses and country clubs
- Z. Recreation, public or private: Golf driving ranges and miniature golf courses
- AA. Recreation, public or private: Off-road vehicle courses and trails
- BB. Recreation, public or private: Places of assembly
- CC. Recreation, public or private: Ski facilities and resorts
- DD. Recreation, public or private: Riding stables
- EE. Retail sales over 30,000 square feet in size.
- FF. Roadside stands.
- GG. Laundromats (self-serve).
- HH. Two-family dwellings.
- II. Veterinary hospitals and clinics.
- JJ. Wireless communication towers and radio and television broadcast towers.

A. Animal Shelters.

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1. The site shall have a minimum lot size of five (5) acres.
2. Building wherein animals are kept, dog runs, cat cages, and/or exercise areas shall not be located nearer than one hundred (150) feet from any lot line and two hundred (200) feet from the road right-of-way and any residential zoning district.
3. An operations/management plan must be submitted for review.
3. All shelters shall be operated in conformance with all applicable county and state regulations and operated by a licensed operator.
4. The application shall include a floor plan for the facility that indicates noise insulation measures.
5. Animals shall be kept indoors and enclosures shall be hard surfaced and provided proper drains for washing with water pressure.
6. Each dog run and/or exercise area shall be located in the rear yard and separately fenced from the adjoining dog run and/or exercise area.
7. There shall be a fence around the outside perimeter of the dog runs and/or exercise areas, with a height of not less than six (6) feet.

B. Automobile service stations and maintenance establishments (minor).

1. There shall be a minimum lot area of one (1) acre and minimum lot frontage of two hundred fifty (250) feet.
2. Shall be located within 1,500 feet of the M-55 and I-75 interchange right-of-way.
3. Pump islands shall be a minimum of forty (40) feet from any public right-of-way or lot line, and at least forty (40) feet from any residential district line.
4. Access driveways shall meet the standards of Article 13; turning movements may be restricted in consideration of traffic conditions. Only one driveway shall be permitted from each street unless the Zoning Board determines additional driveways will be consistent with the purpose of Article 13.
5. Where adjoining residentially zoned or used property, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition. The Zoning Board may approve a landscaped berm as an alternative.
6. All repair work shall be conducted completely within an enclosed building.
7. There shall be no outdoor storage or display of vehicle components and parts, supplies or equipment, except within an area defined on the site plan approved by the Zoning Board and which extends no more than ten (10) feet beyond the building.
8. Storage of wrecked, partially dismantled, or other derelict vehicles is prohibited, unless such storage is required under police or court order. Vehicles shall not be stored outdoors for more than seven (7) days in any thirty (30) day period.
9. Storage of gasoline shall be at least four hundred (400) feet from churches, schools or similar public/quasi-public places of assembly.
10. Below ground fuel storage tanks shall be at least two thousand (2000) feet from any drinking water well serving two or more residential units.
11. In the event that an automobile service station use has been abandoned or terminated for a period of more than one (1) year, all underground gasoline storage tanks shall be removed from the premises.

C. Automobile washes, automatic or self-service

1. Only one (1) ingress/egress driveway shall be permitted on any single street.
2. Where adjoining a residential district, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good conditions. The Planning Commission may require landscaping, including a berm, as an alternative.
3. All washing facilities shall be within a completely enclosed building.
4. Vacuuming and drying may be located outside the building, but shall not be in the required front yard and shall be set back at least fifty (50) feet from any residential district.
5. All cars required to wait for access to the facilities shall be provided stacking spaces fully off the street right-of-way which do not conflict with vehicle maneuvering areas to access gasoline pumps or vacuums, and as required Article 13, Parking and Loading-Unloading Standards.

D. Bed and breakfast establishments.

1. The establishment shall be serviced by adequate on-site utilities and resources.
2. The establishment shall be located on property with direct access to a public road.
3. No such use shall be permitted on any property where there exists another bed-and-breakfast establishment within seven hundred fifty (750) feet, measured between the closest property lines.
4. Such uses shall only be established in a single family dwelling.
5. Off-street parking shall be in the rear yard, and one (1) space per sleeping room shall be required. If it is impracticable to locate the parking in the rear, the Zoning Board or Township Board may permit the required off-street parking to be located in an area that best minimizes negative impacts on adjacent properties.
6. The number of guest rooms in the establishment shall not exceed three (3), plus one (1) additional guest room for each ten thousand (10,000) square feet or fraction thereof by which the lot area of the use exceeds one (1) acre, not to exceed seven (7) guest rooms in any case.
7. Exterior refuse storage facilities beyond what might normally be expected for a single family detached dwelling shall be prohibited.
8. Signs for bed and breakfast establishments shall comply with the requirements of the zone district in which the use is located.
9. The establishment shall contain the principal residence of the operator.
10. Accessory retail or service uses to a bed-and-breakfast establishment shall be prohibited, including but not limited to gift shops, antique shops, restaurants, bakeries, and so forth.
11. Meals shall be served only to the operator's family, employees, and overnight guests.

E. Billboards.

1. Two (2) signs may be counted as a single billboard, if the signs are placed back-to-back.
2. Shall comply with the Highway Advertising Act.
3. The billboard may be illuminated, however, such illumination shall be so arranged as to

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not cause a hazard to drivers on the adjacent roadway.

4. No animation or moving parts may be permitted, nor any flashing lights, or intermittent lights that may simulate movement.

F. Cemeteries.

1. Minimum lot size of three (3) acres is required.
2. Plan must show any interior roads, and plot areas.
3. A five (5) foot tall fence is required along any property line not adjacent to a road right-of-way.
4. One (1) sign is permitted that must conform with the district restrictions for signs.

G. Churches.

1. The property location shall be such that at least one (1) side of the property abuts and has access to a paved county road.
2. The parking lot shall be screened with a proper greenbelt in accordance with Section 3.10.

H. Commercial outdoor display, sales and storage.(as a permitted or accessory use, including sales or storage of: building/lumber supply, contractors yards, garden/landscape supplies, nurseries, greenhouses, stone, farm implements, automobiles, trucks, recreational vehicles, mobile homes, boats, jet skis, mowing equipment, construction equipment and similar materials or equipment).

1. Minimum lot area shall be one (1) acre.
2. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.
3. All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively impact adjacent property. The Township Board, following a recommendation of the Zoning Board, may approve a gravel surface for all or part of the display or storage area for low intensity activities, upon a finding that neighboring properties and the environment will not be negatively impacted.
4. No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the commercial outdoor display, sales or storage use is located. Any approved outdoor sales or display with a parking lot shall meet the required parking lot setback; provided the Zoning Board may require additional landscaping screening or ornamental fencing.
5. The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.
6. All outdoor storage area property lines adjacent to a residential district shall provide a landscape greenbelt as approved by the Zoning Board or a six (6) foot high screen wall or fence, or a four (4) foot high landscaped berm as an alternative.
7. The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence.

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I. Drive-through facilities.

1. Sufficient stacking capacity for the drive-through portion of the operation shall be provided to ensure that traffic does not extend into the public right-of-way. A minimum of ten (10) stacking spaces for each service ordering station shall be provided. Stacking spaces shall be located so as to not interfere with vehicular circulation and egress from the property or parking spaces by vehicles not using the drive-through portion of the facility.
2. In addition to parking space requirements, at least three (3) parking spaces shall be provided, in close proximity to the exit of the drive-through portion of the operation, to allow for customers waiting for delivery of orders.
3. Parking areas shall be set back at least one-half the required front yard setback for the district in which the use is located, and at least twenty (20) feet from the side and rear lot lines.
4. Access driveways shall be located no less than one hundred (100) feet from the centerline of the intersection of any street or seventy-five (75) feet from the centerline of any other driveway.
5. Trash containers shall be enclosed by a structure screened on at least three (3) sides.
6. Outdoor speakers for the drive through facility shall be located in a way that minimizes sound transmission toward neighboring property and uses.
7. A proper buffer or greenbelt to screen the use from any adjacent residential uses, as outlined in Section 3.10.

J. Forest connected industries.

1. All buildings and structures associated with the use shall be set back at least two hundred (200) feet from all property lines, however if the use is adjacent to a residential use, the setback shall be five hundred (500) feet.
2. All interior drives and parking areas shall be graded and drained to prevent ponding on site, and to prohibit storm water from running onto adjacent property. Further such areas shall be paved, or so treated to minimize air pollution in the form of dust.
3. Outdoor storage of raw material shall be limited to the side and rear yards of the property, and not within twenty (20) feet of such property lines.
4. Outdoor storage areas shall be within a fenced area, such fence shall be completely opaque, and at least six (6) feet in height, but no higher than ten (10) feet.
5. Access driveways shall be located no less than one hundred (100) feet from the centerline of the intersection of any street or seventy-five (75) feet from the centerline of any other driveway.

K. Funeral homes and mortuaries.

1. Lighting for parking areas or outdoor activity areas shall not be a nuisance to adjacent properties.
2. An off-street vehicle assembly area shall be provided to be used in support of funeral processions and activities. This area shall be in addition to the required off-street parking and its related maneuvering area.

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3. No waiting lines of vehicles shall extend off-site or onto any public street.
4. Access driveways shall be located at least seventy-five (75) feet from the nearest right-of-way line of any intersecting street or from the nearest edge of any other driveway.

L. Greenhouses and nurseries.

1. All buildings and structures associated with the use shall be setback at least one hundred fifty (150) feet from all property lines.
2. Outdoor display areas shall be setback at least fifty (50) feet from all property lines, and shall be limited to an area equal to one-half (½) the square footage all buildings on the lot associated with the use.
3. A designated outdoor storage area shall be permitted for storage of machinery, pallets, and other items necessary for the use, provided such area is in the rear yard, and located no closer than fifty (50) feet to the rear and side lot lines.
4. All interior drives and parking areas shall be graded and drained to prevent ponding on site, and to prohibit storm water from running onto adjacent property. Further such areas shall be paved, or so treated to minimize air pollution in the form of dust.

M. Hotels and motels.

1. Access driveways shall be located at least one hundred (100) feet from the nearest right-of-way line of any intersecting street or seventy-five (75) feet from the nearest edge of any other driveway.
2. Restaurants and retail shops may be permitted accessory to the hotel or motel. However, off-street parking for the accessory uses must be provided in addition to the required parking for the sleeping rooms.

N. Kennels.

1. Buildings wherein dogs are kept, dog runs, and/or exercise area shall not be located nearer than one hundred (100) feet to any occupied dwelling or any building on an adjacent parcel used by the public and shall not be located in any required front, rear, or side yard setback area.
2. Animals shall be kept indoors and enclosures shall be hard surfaced and provided proper drains for washing with water pressure.
3. Each dog run and/or exercise area shall be separately fenced from the adjoining dog run and/or exercise area and located in the rear yard.
4. There shall be a fence around the outside perimeter of the dog runs and/or exercise areas, with a height of not less than six (6) feet.
5. Parcel shall be five (5) acres or more in size.
6. Such facilities shall be under the jurisdiction of the Backus Township Zoning Board/Roscommon Animal Control, and subject to other conditions and requirements of said body deemed necessary to ensure against the occurrence of any possible nuisance by requiring necessary minimum distances, berms, additional fencing, soundproofing, and sanitary requirements.

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O. Mining of natural resources.

Mining of natural resources includes the excavation or mining of sand and gravel; the processing, storage, loading, and transportation of sand and gravel; the mining of clay; the extraction of peat or marl; the quarrying of stone; and the mining of coal. The incidental excavation of sand and gravel for on-site use only is excluded from the regulations of this Ordinance, except that the setback and yard requirements for the district shall be met.

1. A minimum setback for the mining operation of fifty (50) feet from any property line, and seventy-five (75) feet from any public road.
2. The permanent processing plant and its accessory structures shall not be closer than 250 feet from any property line or public road.
3. When practicable, the permanent processing plant shall be located within the excavation area, at a point lower than the general level of the surrounding terrain, in order to reduce the visual impact of the plant structure.
4. Storage piles of processed material and overburden stripped mining areas shall not be located closer than fifty (50) feet from any property line, and one hundred (100) feet from any public road.
5. A minimum of twenty (20) acres is required for the use.
6. With application for the Special Land Use, an Operational Plan must be submitted for review by the Zoning Board. If the Operational Plan meets the intent and purpose of this Ordinance, the goals and objectives of the Township Master Plan, and is consistent with sound planning principles, the Zoning Board may approve the plan. The plan should provide at least the following information, but not limited to: the areas to be mined, the location of permanent structures, locations for storage piles, the points of access upon public roads, screening, and reclamation plans. The Operational Plan must be approved prior to issuance of a Zoning Permit.
7. Upon commencement of mining operations, the mining area shall be enclosed within a five (5) foot high fence, and "No Trespassing" signs shall be posted at most one hundred (100) feet apart.
8. Sight barriers shall be provided along all boundaries adjacent to roads which lack the natural vegetative terrain conditions to effectively screen the mining operation. The sight barriers shall consist of one (1) or more of the following:
 - a. Earth berms which shall be constructed to a height of five (5) feet above the mean elevation of the centerline of the public road adjacent to the mining property. The berm shall have a slope not in excess of one (1) foot vertical to four (4) feet horizontal, and shall be planted with grass, trees, and shrubs.
 - b. Screen plantings of coniferous or other suitable species at least five (5) feet in height, in two (2) rows parallel to the boundary of the property, with spacing of rows no greater than ten (10) feet, and spacing of trees within rows no greater

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- than ten (10) feet apart.
- c. Masonry walls or solid fences which shall be constructed to a height at least five (5) feet.
9. Noise and vibration shall not be nuisance to the general health, safety, and welfare of the residents in Backus Township, and shall be minimized in their effect on adjacent properties by the proper use of berms, walls, and screen plantings.
10. Air pollution in the form of dust and dirt shall be kept at a minimum.
11. All equipment used for the mining operation shall be operated in such a manner as to minimize, insofar as is practicable, dust, noise and vibration conditions which are injurious or substantially annoying to persons living in the vicinity.
12. Interior roads serving the mining operation shall be paved, treated, or watered insofar as is practicable, to minimize dust conditions.
13. No mining shall take place within the specified distance from the margin of any stream or waterway as established by the Michigan Water Resources Commission, Department of Environmental Quality.
14. All natural resource extraction areas shall be reclaimed and rehabilitated as soon as may be practicable after each mining phase has been completed, and in accordance with the plan approved by the Zoning Board. Reclamation may be conducted concurrently with phased mining operations, for example, a mined-out phase section of the area may be undergoing rehabilitation while a second phase may be undergoing active mining.
15. Reclamation shall be completed in accordance with the plan approved by the Zoning Board within one (1) year after all extraction has been completed.
- a. The excavated area shall not retain stagnant water
- b. The surface of the excavated area shall be graded or backfilled to produce gently rolling surface that will minimize wind and water erosion, and be compatible with the adjoining land area
- c. The finished grade resulting from excavation shall not be steeper than one (1) foot vertical to three (3) feet horizontal
- d. Topsoil of a quality equal to that occurring naturally in the surrounding area, shall be replaced on all excavated areas, except on roads, beaches, or other planned improvements. The depth of the topsoil shall be at least four (4) inches deep.
- e. Vegetation shall be restored by the appropriate planting of grass, trees, and shrubs in order to establish a permanent vegetative cover on the land surface, and to minimize erosion.
- f. All processing plant structures, buildings, stockpiles, and equipment shall be removed from the area no later than one (1) year after extraction has ceased.
16. The mining company shall post a minimum financial guarantee in the amount of \$10,000 for the first five (5) operational acres. The financial guarantee shall be increased on the yearly anniversary date of the mining permit at a rate of \$2,000 per each additional operation acre which exceeds the first five. The guarantee shall be provided in one (1) of the following forms:
- a. Cash
- b. Certified check

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- c. Irrevocable bank letter of credit
- d. Surety bond acceptable to the Zoning Board.

Upon rehabilitation of mined acreage, and reduction of net operational area, the bond or security shall be released in accordance with the amount or security required per acre.

- 17. Inspections shall be made of the mining site, not less often than twice in each calendar year, by the Zoning Administrator. Failure to correct a reported violation shall be reason for revocation of the special land use permit. Additional time for correction of the cited violation may be allowed upon submission to the Zoning Administrator of proof of good and sufficient cause by the operating company.

P. Mini and Self Storage Facilities.

- 1. No more than eighty five percent (85%) of the lot may be covered by buildings, on-site driveways, parking and loading areas, and vehicular circulation aisles.
- 2. Parking and circulation:
 - a. One parking space shall be provided for each ten (10) storage cubicles, and shall be equally distributed throughout the site.
 - b. All driveways, parking and loading areas, and vehicular circulation aisles shall be paved or treated so as to prevent dust.
- 3. The use shall be fully screened from adjacent residential uses with a proper buffer or greenbelt, as outlined in Section 3.10.
- 4. The facility shall be fully lighted to insure optimal security. Any lights shall be shielded to direct light onto the use establish, and away from the adjacent properties.
- 5. An office may be permitted on site, but the office area shall be included in calculating the lot coverage.
- 6. In addition to any standards in this section, outside storage shall also comply with the following:
 - a. Must be at the rear of the property, at least one hundred (100) feet from the front property line, and not in any required yard.
 - b. A decorative and aesthetically pleasing fence shall be required surrounding the designated outside storage area, with a minimum height of eight (8) feet.
- 7. No toxic, hazardous, flammable, or explosive materials may be stored in such a unit.

Q. Municipal buildings.

- 1. The proposed site shall front upon a paved public road. All ingress and egress shall be from said road.
- 2. Buildings and structures shall be setback at least one hundred (100) feet from all property lines and street rights-of-way.
- 3. Access driveways shall be located at least one hundred (100) feet from the nearest right-of-way line of any intersecting street or seventy-five (75) feet from the nearest edge of any other driveway.
- 4. The use shall meet the general standards for special land uses outlined in section 16.04, the general provisions for all uses, and the requirements for the district in which the use is located.

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R. Public or private schools.

1. Minimum lot size:
 - a. For Elementary schools a minimum of five (5) acres.
 - b. For Secondary schools a minimum of ten (10) acres.
2. Playground equipment may only be located in the side or rear yard of the lot, and must have a five (5) foot fence around its border. The playground must be at least fifty (50) feet from any side or rear property line.
3. The off-street parking shall be arranged so the bus loading and unloading of students area will not be in the path of vehicular traffic.
4. Sidewalks shall be required connecting the off-street parking area to the main entrance to the school, and to the required sidewalk along the adjacent road right-of-way line.
5. The main school building shall be one hundred (100) feet from any property line.
6. Practice and playing fields, tracks, and ball diamonds shall be setback at least fifty (50) feet from any property line.

S. Recreation, public or private: Boat Launches.

1. Twenty (20) off-street parking spaces shall be required per each fifty (50) feet, or fraction thereof, of water frontage the ramp area occupies. Off-street queuing space for two (2) vehicles with trailers, per each twenty (20) parking spaces shall be required. The parking area shall be configured in a manner to comply with the following table:

Boat Launching Areas					
Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One (1) Tier of Spaces and Maneuvering Lane	Total Width of Two (2) Tiers of Spaces and Maneuvering Lane
30-53 deg.	25 feet	10 feet	45 feet	70 feet	115 feet
54-90 deg.	45 feet	10 feet	45 feet	90 feet	135 feet

2. Parking facilities shall not be used for the overnight storage of boats, trailers, or other vehicles. Such parking areas shall be set back at least twenty-five (25) feet from any residential lot line.
3. There shall be no storage of gasoline, fuel oil, or other flammable liquids or gases on the lot.
4. No building, structure, or dock which is part of the boat launch area shall be located closer than fifty (50) feet to any residential lot line.

T. Recreation, public or private: Campgrounds.

1. The campground must provide a Health Department approved sewage disposal and water

system.

2. There must be a minimum of fifty (50) campsites.
3. The setback of a campsite, building, or facility from the property line must be at least one hundred (100) feet.
4. Minimum lot size of twenty (20) acres is required for the first fifty (50) sites, and one (1) acre for each additional ten (10) sites, or fraction thereof.
5. A camp-store and self-serve laundry facilities may be permitted as an accessory use, to serve the immediate needs of those using the campground. Off-street parking requirements for the store shall be one-half ($\frac{1}{2}$) the required amount for retail outlets, as outlined in this ordinance

U. Recreation, public or private: Clubs, lodges, and fraternities.

1. The main building shall be setback at least two hundred fifty (250) feet from all property lines.
2. Hours of operation for outdoor activities: 9:00 a.m. to 9:00 p.m.
3. The use shall not be located any closer than one-quarter ($\frac{1}{4}$) mile from any church or school.
4. Outdoor rifle, pistol and archery ranges shall have adequate backstops and shall have a minimum lot size of 8 acres. They must also provide a 50 foot wide landscape buffer along all property lines shared with residentially zoned and/or residentially used property. Plantings must be provided at a rate of two (2) canopy trees and two (2) evergreen trees for every 20 linear feet along the property line.

V. Recreation, public or private: Community centers.

1. Off-street parking shall be required as outlined for “Assembly areas, auditoriums, and gymnasiums” in Article 13.
2. The parcel on which the use is located shall front on at least one (1) side, on a paved road.
3. Any outdoor playground equipment shall be enclosed by a fence at least four (4) feet in height. Such play area shall be setback from any property line at least fifty (50) feet.

W. Recreation, public or private: General outdoor recreation and entertainment facility.

1. Minimum lot size of three (3) acres.
2. All outdoor lighting shall be directed away from, and shall be shielded from adjacent parcels.
3. All adjacent parcels shall be screened with a proper buffer or greenbelt, as outlined in Section 3.10, to afford adjacent property owners protection from noise, light, dust, or other nuisances.

X. Recreation, public or private: General indoor recreation and entertainment facility.

1. The principal and accessory buildings and structures shall not be located within one-hundred feet of any residential district.
2. All uses shall be conducted completely within fully enclosed buildings.

Y. Recreation, public or private: Golf courses and country clubs.

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1. Minimum lot size of one hundred twenty (120) acres is required for a regulation eighteen (18) hole golf course, or forty (40) acres for each nine (9) holes of a par-3 style course.
2. The site shall be so planned to provide all access directly onto or from a major paved road.
3. All structures associated with the use shall be at least one hundred (100) feet from any property line abutting residentially zoned land.
4. The off-street parking area shall be so arranged as to provide the most safety for pedestrians, and ease of vehicular maneuvering.
5. The off-street parking area shall be at least fifty (50) feet from any property line abutting residentially zoned land.
6. Accessory uses like pro shops, restaurants and lounges, and golf driving ranges may be permitted.

Z. Recreation, public or private: Golf driving ranges and miniature golf courses.

1. All traffic ingress and egress shall be from a Primary Road, as classified by the Roscommon County Road Commission.
2. Any lot line abutting a residential district shall provide a landscaped screening buffer approved by the Zoning Board.
3. Site size shall be adequate to retain all golf balls within the site by means of a fence no more than six (6) feet high.
4. The Zoning Board may restrict the hours of operation in consideration of the adjacent land uses and zoning.

AA. Recreation, public or private: Off-road vehicle courses and trails.

Courses and/or trails for off-road vehicles and snowmobiles, and similar uses, and gun ranges which may be operated for profit, subject to the following conditions:

1. Any such site shall be located in a predominantly undeveloped area so as to minimize any adverse effects on the adjacent properties due to reasons of dust, odor and noise. The hours of operation shall also be so regulated as to minimize any adverse affects on adjacent properties. Any such site shall have a minimum area of at least one-hundred (100) acres.
2. The site shall be so planned as to provide all ingress and egress directly onto or from a major thoroughfare.
3. Development features shall be so located and arranged as to encourage pedestrian, vehicular, user and neighborhood safety.

BB. Recreation, public or private: Places of assembly.

1. Off-street parking shall be required as outlined for “Assembly areas, auditoriums, and gymnasiums” in Article 13.
2. Access driveways shall be located at least one hundred (100) feet from the nearest right-of-way line of any intersecting street or seventy-five (75) feet from the nearest edge of any other driveway.
3. The use shall meet the general standards for special land uses outlined in section 16.04, the general provisions for all uses, and the requirements for the district in which the use is located.

CC. Recreation, public or private: Ski facilities and resorts.

1. Minimum area shall be forty (40) acres.
2. All principal or accessory buildings shall be not less than two hundred (200) feet from any property line of abutting residential districts, provided the Zoning Board may reduce this standard based on existing topographic or woodlands.
3. All access shall be via a County Primary Road or a roadway with a minimum eighty six (86) foot wide right-of-way.
4. Development features including the principal and accessory buildings and structures shall be located to minimize adverse affects upon adjacent property.
5. The Zoning Board may restrict the hours of operation in consideration of nearby residential uses and districts.
6. Any lodging or dwelling units requires the ski resort to be zoned as a Planned Development, according to the procedures and standards of Article 10.

DD. Recreation, public or private: Riding stables.

1. The minimum fenced area shall be ten (10) acres.
2. The maximum horse population shall be limited to two (2) horses per one (1) acre of fenced area.
3. Any buildings used to breed, house, feed, train, or shelter horses shall be located at least one hundred fifty (150) feet from any lot line.
4. The facility shall be so constructed and maintained that odor, dust, noise, or drainage shall not constitute a nuisance, disturbance, or hazard to adjacent or nearby property owners.
5. All on-site accumulations of manure and other animal related solid wastes shall be disposed of in accordance with County and State health regulations. On-site accumulations of manure shall not adversely affect adjoining parcels.
6. Off-street parking shall be provided as required in this Ordinance for outdoor recreation, assembly halls, and any other related use accessory to the stable.
7. Off-street loading and unloading of horses, feed, straw, or any other on-site use related to the facility shall be completely on the property.
8. A map of the riding trail shall be submitted to the Zoning Board, with a maintenance plan for the trail, and hours of operation.
9. The riding trail shall not unreasonably affect adjoining property.
10. Additional standards may be imposed by the Zoning Board to maintain the health safety, and welfare of the Township.

EE. Retail sales establishments over 30,000 square feet in size.

1. The center shall have access to at least one County Primary Road or paved roadway with a right-of-way of at least eight six (86) feet.
2. The design of the center shall ensure that vehicular circulation patterns will minimize conflicts between vehicles and pedestrians on-site.
3. Internal circulation shall be designed such that no intersection includes more than four aisles or drives.
4. Site entrances shall be restricted to three-way movements, with unrestricted inbound movements.

5. Internal drives defined by the ends of aisles shall have raised curbed islands at appropriate locations to define circulation paths and control movements through the parking lot.
6. Loading facilities which serve the commercial establishment in the principal building shall be screened from public view.
7. Any building side facing a public street or residential district shall be constructed with brick, fluted block or similar decorative material, unless a landscaped berm is approved by the Township Board.
8. Any outlots shall have access, circulation and parking designed to complement the entire site.

FF. Roadside stands.

1. The use may be permitted for up to seven (7) months in any one (1) calendar year.
2. Only farm produce, grown on the same premises as the roadside stand, may be sold.
3. Off-street parking must be provided as outlined in this Ordinance.

GG. Laundromats.

1. Off-street parking shall be provided at a ratio of one (1) parking space for each three (3) washing machines.
2. Trash containers shall be enclosed by a structure screened on at least three (3) sides.
3. Access driveways shall be located at least one hundred (100) feet from the nearest right-of-way line of any intersecting street or seventy-five (75) feet from the nearest edge of any other driveway.

HH. Two-family dwellings.

1. Minimum lot area for each two-family dwelling, shall equal one and one-half (1 ½) times the minimum lot area for the zoning district in which the use is located.
2. A minimum lot width for each two-family dwelling shall be equal to one and one-half (1 ½) times the minimum lot area for the zoning district in which the use is located, or one hundred (100) feet, whichever is greater.
3. The building shall be of substantially similar appearance as other residential buildings on adjacent properties and in the neighborhood.

II. Veterinary hospitals and clinics.

Kennels, runs and exercise areas, related to the keeping of animals shall meet the requirements for Kennels, as outlined in subsection 12.08.(N) above.

JJ. Wireless communication towers and radio and television broadcast towers.

The applicant must demonstrate that construction of a new tower is necessary to best suit their, rather than placing an antennae on an existing tower, spire, or municipal structure. If the Zoning Board is convinced no other method is applicable, the following standards must be met:

1. Such uses may be accessory to an existing use on the site.
2. The tower and any other related appurtenances, shall be fenced with a six (6) foot high fence.

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3. The tower base must be at least one hundred (100) feet from any lot line.
4. The maximum height of the tower shall be three hundred (300) feet.
5. To encourage co-location, the tower shall be equipped to accommodate three (3) antennae.