

# **DUNDEE TOWNSHIP ZONING ORDINANCE**

## **TABLE OF CONTENTS**

<b><u>Article</u></b>	<b><u>Description</u></b>	<b><u>Page</u></b>
<b>I</b>	<b><u>Title</u></b> Section 1.1	1
<b>II</b>	<b><u>Definitions</u></b>	1 – 17
<b>III</b>	<b><u>Mapped Districts</u></b> Section 3.1 Districts Section 3.2 Map	1 1 – 8
<b>IV</b>	<b><u>Amendments</u></b> Section 4.1 - Amendments Section 4.2 - Application for Rezoning Section 4.3 - Public Hearing and Review Procedures Section 4.4 - Criteria for Amendment of the Official Zoning Map(Rezoning) Section 4.5 - Zoning Agreement Section 4.6 Zoning Agreement for Conditional Rezonings	1 1 - 2 2 - 4 4 – 5 5 – 7 7 - 9
<b>V</b>	<b><u>General Provisions</u></b> Section 5.1 - Conflicting Regulations Section 5.2 - Scope Section 5.3 - Streets, Alleys and Railroad Rights-of-Way Section 5.4 - Permitted Uses Section 5.5 - Permitted Area Section 5.6 - Permitted Height Section 5.7 - Zoning Lot Section 5.8 - Lot Area, Yards and Open Space Requirements Section 5.9 - Projections into Yards Section 5.10 - Use of Yard Spaces and Other open areas for Storage Section 5.11 - Street Access Section 5.12 - Visibility Section 5.13 - Dwellings in Non-Residential Districts Section 5.14 - One Single Family Structure Per Lot Section 5.15 - Accessory Buildings Section 5.16 - Parking and Storage of Campers, Travel Trailers and Boats Section 5.17 - Automobile service stations and Public Garages Section 5.18 - Drive-In Establishments Section 5.19 - Building Grades Section 5.20 - Temporary Buildings and Uses	1 1 1 1 1 1 2 2 2 2 2 2 2 3 3 3 4 4 – 6 6 6 7

Section 5.21 -	Sewage Disposal	8
Section 5.22 -	Outside Privies	8
Section 5.23 -	Storage: Dumping of Waste, Junk, Garbage, Etc.	8
Section 5.24 -	Restoring Unsafe Buildings	9
Section 5.25 -	Construction Begun Prior to Adoption of Ordinance	9
Section 5.26 -	Voting Places	9
Section 5.27 -	Approval of Plats	9
Section 5.28 -	Essential Services	9
Section 5.29 -	Commercial Radio, Television Towers	9
Section 5.30 -	Open Air business uses	9
Section 5.31 -	Exterior Lighting	10 – 13
Section 5.32 -	Landscaping	13 – 18
Section 5.33 -	Fences, walls and other protective barriers	18
Section 5.34 -	Outdoor Trash Containers	19
Section 5.35 -	Private Swimming Pools	19
Section 5.36 -	Stables	20
Section 5.37 -	Ponds	21 – 23
Section 5.38 -	Regulated Land Uses	23 – 25
Section 5.39 -	Wireless Telecommunications Facilities and Wireless Telecommunications Antennae	25 – 29
Section 5.40 -	Uses Not Otherwise Included Within a District	29
Section 5.41 -	Parking of Semi-Trucks and Construction Equipment on Agricultural and/or Residential Lots	30
Section 5.42 -	Garage Sales	31
Section 5.43 -	Outdoor Wood Stoves	31
Section 5.44 -	Solar Energy Systems	31 - 42
Section 5.45 -	Wind Energy Systems	42 – 56

## VI

### **Non-Conforming Uses and Buildings**

Section 6.1 -	Non-Conformance Regulated	1
Section 6.2 -	Non-Conformance Uses of Land	1
Section 6.3 -	Non-Conforming Uses of Structures	1 – 2
Section 6.4 -	Non-Conforming Structures	2
Section 6.5 -	Non-Conforming Lots of Record	2
Section 6.6 -	Repairs and Maintenance	2
Section 6.7 -	Reconstruction of Damaged Non-Conforming Buildings and Structures	3

## VII

### **Agricultural and Single- Family Residential Districts**

Section 7.1 -	Statement of Purpose	1
Section 7.2 -	Schedule of Uses	2 – 4
Section 7.3 -	Requirements Applicable to Specific Uses	4 – 6
Section 7.4 -	Area, Height and Placement Requirements	6 – 8

## X

### **RM, Multiple Family Residential District**

Section 10.1 -	Statement of Purpose	1
Section 10.2 -	Principal Permitted Uses	1 – 2

	Section 10.3 - Area, Height, Bulk and Placement Requirements	2
<b>XI</b>	<b><u>C, Commercial District</u></b>	
	Section 11.1 - State of Purpose	1
	Section 11.2 - Principal Permitted Uses	1 – 2
	Section 11.3 - Permitted Uses after Special Approval	2 – 4
	Section 11.4 - Site Plan Review	4
	Section 11.5 - Area, Height, Bulk and Placement Requirements	4
	Section 11.6 - Commercial Design Standards	4 – 5
<b>XII</b>	<b><u>I, Industrial District</u></b>	
	Section 12.1 - Statement of Purpose	1
	Section 12.2 - Principal Permitted Uses	1 – 2
	Section 12.3 - Permitted Uses After Special Approval	2 – 4
	Section 12.4 - Compliance with County and State Regulations	4
	Section 12.5 - Site Plan Review	4
	Section 12.6 - Area, Height, Bulk and Placement Requirements	4
	Section 12.7 - Industrial Design Standards	4
<b>XII-A</b>	<b><u>PID, Planned Industrial District</u></b>	
	Section 12A.1 - Statement of Purpose	1
	Section 12A.2 - Qualifying Conditions	1 – 2
	Section 12A.3 - Uses Permitted	2
	Section 12A.4 - Design Standards	2 – 3
	Section 12A.5 - Application and Review Procedure	4 – 5
	Section 12A.6 - Approval Standards	6
<b>XIII</b>	<b><u>FP, Flood Plain District</u></b>	
	Section 13.1 - Statement of Purpose	1
	Section 13.2 - Rules and Regulations for Management of the Flood Plain District	1 – 3
	Section 13.3 - Principal Uses Permitted	4
	Section 13.4 - Uses Permitted on Special Approval	4
	Section 13.5 - Uses Prohibited	4
	Section 13.6 - Site Plan Review	4
<b>XIII-A</b>	<b><u>PUD, Planned Unit Development District</u></b>	
	Section 13A.1 - Statement of Purpose	1
	Section 13A.2 - Qualifying Conditions	1 – 2
	Section 13A.3 - Uses Permitted	2
	Section 13A.4 - Design Standards	2 – 4

	Section 13A.5 - Application and Review Procedures	4 – 6
	Section 13A.6 - Approval Standards	6 - 7
<b>XIV</b>	<b><u>Schedule of Regulations</u></b>	
	Limiting Height And Bulk of Buildings and Area by Land Use	1
	Section 14.2 - Footnotes to Table	2 – 3
<b>XV</b>	<b><u>Standards for Special Approval</u></b>	
	Section 15.1 - Statement of Purpose	1
	Section 15.2 - Special Approval Procedures	1
	Section 15.3 - Special Approval Standards	2
<b>XV-A</b>	<b><u>Open Space Cluster Development Option</u></b>	
	Section 15A.1 - Intent	1
	Section 15A.2 - Eligibility Criteria	1 – 2
	Section 15A.3 - Dwelling Density	2 – 3
	Section 15A.4 - Area and Bulk Regulations	3
	Section 15A.5 - Open Space Requirements	3 – 5
	Section 15A.6 - Natural Features	6
	Section 15A.7 - Landscaping	6
	Section 15A.8 - Design Standards	6
	Section 15A.9 - Agreement	7
	Section 15A.10 - Approval Process	7 – 8
<b>XVI</b>	<b><u>Site Plan Review</u></b>	
	Section 16.1 - Site Plan Review Procedures	1
	Section 16.2 - Site Plan Criteria	1 – 2
	Section 16.3 - Submittal	2
	Section 16.4 - Review Process	2 – 3
	Section 16.5 - Revocation	3 – 4
	Section 16.6 - Appeals	4
<b>XVII</b>	<b><u>Mobile Home Park Regulations</u></b>	
	Section 17.1 - General Requirements	1 – 2
	Section 17.2 - Mobile Home Site Regulations	2
	Section 17.3 - Utilities	2 – 3
	Section 17.4 - Access and Parking	3 – 4
	Section 17.5 - Storage Areas	4
	Section 17.6 - Procedures and Permits	4

## **XVII-A**

### **Mobile Homes Located Outside of Mobile Home Parks**

Section 17A.1 -	Mobile Home General Requirements	1
Section 17A.2 -	Aesthetic Compatibility	1 – 2
Section 17A.3 -	Mobile Home Definition	2
Section 17A.4 -	Certificate of Occupancy	2

## **XIX**

### **Signs**

Section 19.1 -	Intent	1
Section 19.2 -	Scope of Requirements	1
Section 19.3 -	Definitions	1 – 3
Section 19.4 -	General Provision	4
Section 19.4A -	Exempt Signs	4 – 6
Section 19.4B -	Prohibited Signs	6 – 7
Section 19.5 -	General Standards for Permitted Signs	7
Section 19.5A -	Sight Distance	7
Section 19.5B -	Design and Construction Standards	7 – 8
Section 19.5C -	Illumination	8
Section 19.5D -	Measurement	8 – 9
Section 19.6 -	Temporary Real Estate Signs	9
Section 19.7 -	Specific Sign Standards	9 – 10
Section 19.8 -	Building Permit	10

## **XX**

### **Off-Street Parking And Loading Requirements**

Section 20.1 -	Required Off-Street Parking General	1
Section 20.2 -	Table of Off-Street Parking	2 – 5
Section 20.3 -	Off-Street Parking Lot Layout, Construction and Maintenance	5 – 6
Section 20.4 -	Off-Street Loading and Unloading	7
Section 20.5 -	Driveways and Access Management	8 – 11

## **XXI**

### **Administration and Enforcement**

Section 21.1 -	Enforcement	1
Section 21.2 -	Duties of Building Inspector	1 – 2
Section 21.3 -	Building Permits	2
Section 21.4 -	Certificates of Occupancy	3
Section 21.5 -	Fees	3
Section 21.6 -	Zoning Compliance Permits (Ord. 4-03)	3 – 4

<b>XXII</b>	<b><u>Board of Zoning Appeals</u></b>	
	Section 22.1 - Creation of Board of Zoning Appeals	1
	Section 22.2 - Board Membership	1
	Section 22.3 - Meetings	1
	Section 22.4 - Appeals	1 – 2
	Section 22.5 - Notice of Hearings	2
	Section 22.6 - Powers of Board of Zoning Appeals	2 – 5
	Section 22.7 - Board of Zoning Appeals Approval	5
	Section 22.8 - Approval Period	5
	Section 22.9 - Filing Fee	5
	Section 22.10 - Effective Date of Action	5
<b>XXIII</b>	<b><u>Interpretation and Application</u></b>	
	Section 23.1 - Interpretation, Purpose and Conflict	1
<b>XXIV</b>	<b><u>Violations and Penalties</u></b>	
	Section 24.1 - Violations and Penalties	1
<b>XXV</b>	<b><u>Effective Date</u></b>	1
	<b><u>History of the Ordinance</u></b>	1
	<b><u>Dundee Township Zoning Map</u></b>	