

**MUSSEY TOWNSHIP
ST. CLAIR COUNTY, MICHIGAN
ORDINANCE # 25**

**AN ORDINANCE TO AMEND THE TEXT OF THE MUSSEY TOWNSHIP
ZONING ORDINANCE TO PROVIDE NEW REGULATIONS FOR
“VETERINARY CLINICS.”**

MUSSEY TOWNSHIP ORDAINS:

ARTICLE 1:

ARTICLE 13 – SPECIAL LAND USE APPROVAL REQUIREMENTS

SECTION. 1337. VETERINARY CLINICS *The text of this new section is as follows:*

Veterinary clinics may be permitted as a special land use in the AG, Agricultural and B-2, Highway Oriented Commercial districts subject to requirements itemized below.

A. Site Requirements - Lot Size & Width.

- 1) AG, Agricultural District.
 - a. The minimum site size shall be five (5) acres with a minimum lot width of 330 feet. If large animals (cattle, horses, dairy cattle, pigs, etc., See Def. of Large Animals) are to be served on site, the minimum lot size shall be ten (10) acres with a minimum lot width of 660 feet.
 - b. The subject property must also be so located as not to hinder the natural and presumed residential development of the area.
- 2) B-2, Highway-Oriented Commercial District.
 - a. The minimum site size and width shall be in accordance with the B-2 District Schedule of Regulations under Section 1100.
 - b. There shall be no outdoor runs or other outdoor facilities.

B. Yard and Placement Requirements

- 1) In the AG, Agricultural District no building or outdoor runs or other outdoor facilities shall be closer than 150 feet from any abutting property line.
- 2) In the B-2, Highway-Oriented Commercial Districts the requirements shall be in accordance with the B-2 District Schedule of Regulations under Section 1100.

C. Off-Street Parking Requirements

- 1) One parking space shall be provided for each employee (incl. owner if working on site), plus one parking space for each 150 square feet of usable floor area.
- 2) The parking area shall be screened from view of any abutting residential use by one or more of the means cited under Section 1212.A., a.,b.,c.,d. or e.
- 3) Required parking must be improved in accordance with the standards of Section 1205.

D. Required Conditions

- 1) The Planning Commission may require adequate means of noise and odor control, including but not limited to buffering, use of berms, inside night time (also potentially day time) housing of animals, and any other reasonable means to insure adequate protection and enjoyment of neighboring properties. Failure by the developer of a veterinary clinic to demonstrate in his/her proposal the adequate provision of means to control noise and odor shall be grounds to deny special land use approval.
- 2) Noise control shall be subject to Section 1207.,E.
- 3) Odor control shall be subject to Section 1207.,F.
- 4) Waste disposal shall be subject to Section 1207.,G.

ARTICLE 2:

Under Article 9 – B-2 – HIGHWAY-ORIENTED COMMERCIAL DISTRICT, Section 901. PRINCIPAL PERMITTED USES, Use J. Veterinary offices, excluding kennels is deleted.

ARTICLE 3:

The special land use Veterinary Clinics is added under Article 4 – AG – Agricultural Districts, Section 402, Use R. and Article 9, B-2 – Highway-Oriented Commercial Districts, Section 902, Use L.

ARTICLE 4 SEVERABILITY CLAUSE:

The various parts of this ordinance shall be deemed severable. Should any section, paragraph, or provision hereof be held by the courts to be unconstitutional or invalid, such holding shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part held to be unconstitutional or invalid.

ARTICLE 5 REPEAL:

All Ordinances or portions, thereof, which are in conflict with this Ordinance are hereby repealed.

ARTICLE 6 EFFECTIVE DATE:

Pursuant to Section 11 of Public Act 184 of 1943, as amended, the provisions of this Ordinance shall become effective upon expiration of seven (7) days after publication.

ARTICLE 7 ADOPTION:

Made and passed by the Township Board of Mussey Township, St. Clair County, Michigan, on this **9^h** day of **April**, 2008, A.D.

1. Date of Public Hearing: November 27, 2008
2. Date of Adoption by Township Board: **April 9, 2008**
3. Date of Publication: **April 30, 2008**
4. Date and Time Ordinance Shall Take Effect: **May 7, 2008**; at 12 noon.

Published 04/30/2008

Sheila McDonald, Township Clerk