

ARTICLE 2 – DEFINITIONS

For the purposes of this Ordinance, certain terms, or words used herein shall be interpreted as follows:

All words used in the present tense shall include the future; all words in the singular number include the plural number and all words in the plural number include the singular number; and the word "building" includes the word "structure", and the word "dwelling" includes "residence", the word "person" includes "corporation", "copartnership", "association", as well as an "individual"; the word "shall" is mandatory and the word "may" is permissive; the word "lot" includes the words "plot" or "parcel"; the words "used" or "occupied" includes the words "intended", "designed" or "arranged" to be used or occupied.

Terms not herein defined shall have the meaning customarily assigned to them.

1. **Accessory Building:** A building or portion of a building subordinate to a main building on the same lot occupied by or devoted exclusively to an accessory use. An accessory building must conform to all setback requirement of the primary use in nonresidential districts.
2. **Agriculture:** Shall include horticulture, floriculture, dairying, and livestock raising; chicken hatcheries, poultry raising and apiaries; forestry, greenhouse, tree, shrub and similar plant nurseries and orchards; but not including establishments keeping or raising fur-bearing animals, commercial dog kennels, riding or boarding stables, and other similar enterprises; not establishments for the slaughtering of animals, except such animals as have been raised on the premises for at least one year immediately prior thereto.
3. **Alley:** Any dedicated public way affording a secondary means of access to abutting property, and not intended for general traffic circulation.
4. **Alterations:** Any change, addition or modification to a structure or type of occupancy, any change in the structural members of a building such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as "altered" or "reconstruction".
5. **Apartment:** A residential structure containing three (3) or more attached one (1) family dwellings.
6. **Automotive Service Center:** A place where automobile service may be carried out for minor repair and servicing of automobiles, together with the dispensing, sale or offering for sale of motor fuels directly to users of motor vehicles, only when the location of such Automotive Service Center is architecturally designed and located on the site so as to become an integral part of a larger planned shopping center complex.
7. **Auto Repair Garages:** Is a place where the following activities may be carried out: vehicle body repair, engine rebuilding or repair, undercoating, painting, tire recapping, upholstery work and auto glass work.
8. **Basement:** That portion of a building which is partly, or wholly below grade but so located that the vertical distance from average grade to the floor is greater than the vertical distance from the average

grade to the ceiling. If the vertical distance from the average grade to the ceiling is over five (5) feet, such basement shall be rated as a first story.

9. **Billboard:** A billboard shall mean any structure or portion thereof designed or intended to be used or posting, painting, or otherwise affixing any advertising sign, which advertising sign does not pertain to the premises or to the use of premises on which the billboard is located or to goods sold or services rendered or activities conducted on such premises.
10. **Boarding House:** A dwelling where meals, or lodging and meals, are provided for compensation for three (3) or more persons by prearrangement for definite periods. A boarding house shall be distinguished from a hotel.
11. **Building:** A structure, either temporary or permanent, having a roof supported by columns, or walls, and intended for the shelter or enclosure of persons, animals, chattels, or property of any kind. (This shall include, tents, awnings, or vehicles situated on private property and used for such purposes).
12. **Buildable Lot Area:** The buildable lot area is the space remaining on the lot or parcel after yard, parking, floodplain, waterbodies, wetland areas, or other areas required by this ordinance which prevent or restrict development or specific areas(s) have been met. (Effective 10/18/96)
13. **Buildable Land Area:** The buildable land area of a lot or parcel for purposes of density calculation and allowable numbers of large animals shall be that area of a lot or parcel exclusive of land which is within a floodplain, waterbody, wetland, road easement or right-of-way (private or public). (Effective 10/18/96)
14. **Building Accessory:** A subordinate building, the use of which is clearly incidental to that of the main building or to the use of the land.
15. **Building Main:** A building in which is conducted the principal uses of the lot on which it is situated.
16. **Building Height:** The vertical distance measured from the established grade of the center, of the front of the building to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip, and gambrel roofs; and the average height between the lowest point and the highest point on a shed roof. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.
17. **Building Inspector:** The Building Inspector or Official designated by the Township Board.
18. **Building Line:** A line formed by the face of the building, and for the purpose of this Ordinance, a building line is the same as the front setback.
19. **Caretaker's Residence:** An accessory structure which serves as the primary residence of a person or persons who maintains the grounds.

20. Colocation: The location by two or more wireless communication providers or wireless communication facilities on a common structure, tower, or building. (Effective 4/15/97)
21. Commercial Use: "Commercial Use" relates to the use of property in connection with the purchase, sale, barter, display or exchange of goods, wares, merchandise or personal services and the maintenance or operation thereof of offices, or recreational or amusement enterprises.
22. Club: An organization of persons for special purposes or for the promulgation of sports, arts, science, literature, politics of the like, but not for profit.
23. District: A portion of the unincorporated part of the Township within which certain regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.
24. Drive-In: A business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle rather than within a building or structure.
25. Drive-In Restaurant: A business establishment, for the serving of food and/or beverages, with driveways and approaches, so developed and designed so as to serve patrons while in the motor vehicle, or permit patron self-service so that consumption within motor vehicles may be facilitated, as differentiated from a restaurant with indoor seating only.
26. Dwelling Unit: A building, or a portion thereof, designed for occupancy by one (1) family for residential purposed and having cooking facilities.
27. Dwelling, One-Family: A building designed exclusively for and occupied exclusively by one (1) family.
28. Dwelling, Two-Family: A building designed exclusively for and occupancy by two (2) families, living independently of each other.
29. Dwelling, Multiple Family: A building, or portion thereof, designed exclusively for occupancy by three (3) or more families living independently of each other. (Refer to "Apartments" definition for dwelling unit types).
30. Erected: Any physical operations on the premises required for the construction or moving on and includes construction, reconstruction, alteration, building, excavation, fill, drainage, installation of utilities and the like.
31. Essential Services: The erection, construction, alteration, or maintenance by public utilities or municipal departments of underground, surface, or overhead gas, electrical, steam, fuel or water transmission or distribution systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants, and similar equipment in connection herewith, but not including buildings which are necessary for the furnishing of adequate services by such utilities or Municipal Departments for the general health, safety, or welfare.

32. Excavation: Excavation shall mean any breaking of the ground to hollow out by cutting, digging, or removing any soil or rock matter, except for common household gardening and general farm care.
33. Family: One or two persons or parents, within their direct lineal descendants and adopted children (and including the domestic employees thereof). Together with not more than two persons not so related, living together in the whole or part of the dwelling unit comprising a single housekeeping unit. Every additional group of two or less persons living in such housekeeping unit shall be considered a separate family for the purpose of this ordinance.
34. Farm: All of the contiguous neighboring or associated land operated as a single unit on which agriculture is carried on directly by the owner-operator, manager or tenant farmer, by his own labor or with the assistance of members of his household or hired employees; provided, however, that land to be considered a farm hereunder shall include a continuous parcel of twenty (20) acres or more in area.
35. Animal Definitions:
 - Farm Animal – Livestock, including beef and dairy cattle, goats, hogs, horses, poultry, sheep, and other similar animals.
 - Domestic Pets – Animals such as horses which are kept for pleasure riding purposes and ordinary household pets such as dogs and cats which are kept for pleasure.
 - Exotic or Wild Animal – Any animal not defined as a farm animal or domestic pet which is not native to southeast Michigan nor commonly found in the wild in southeast Michigan.
36. Farm Buildings (Agricultural Buildings): Any building or structure other than a dwelling, moved upon, maintained, used or built on a farm which is essential and customarily used on farms of that type for the pursuit of their agricultural activities.
37. Fence: A structure of definite height and location to serve as an enclosure in carrying out the requirements of this Ordinance.
38. Fence, Obscuring: A structure of definite height and location to serve as an obscuring screen in carrying out the requirements of this Ordinance.
39. Filling: Filling shall mean the depositing or dumping of any matter onto, or into the ground, except common household gardening and general farm care.
40. Firearm: An instrument which is capable of hurling a missile by means of exploding or burning powder.
41. Floor Area: The floor area of a residential dwelling unit is the sum of the horizontal areas of each story of the building as measured from the exterior walls; exclusive of areas of basements, unfinished attics, attached garages, breezeways and enclosed and unenclosed porches.

42. Floor Area, Usable: For the purposes of computing parking, usable floor area is all ground and nonground floor area used for, or intended to be used for, the sale of merchandise or service or for use to serve patrons, clients or customers. For the purposes of computing parking for those uses not enclosed within a building, the area used for the sale of merchandise, display of merchandise, and/or area used to serve patrons or clients shall be measured to determine necessary parking spaces.
43. Garage, Private: A building used primarily for the storage of self-propelled vehicles for the use of the occupants of a lot on which such building is located and with a capacity of not more than three (3) motor driven vehicles. The foregoing definition shall be construed to permit the storage on any one lot, for the occupants thereof, of not more than one commercial vehicle not exceeding a rate capacity of three-fourths ($\frac{3}{4}$) ton. This shall not include the storage of large tractors, backhoes, bulldozers, other construction-type equipment or similar equipment.
44. Garbage: The word "garbage" shall be held to include every refuse, accumulation of all waste, animal, fish, fowl, fruit or vegetable matter incident to the preparation, use, cooking, dealing in or storage of meat, fish, fowl, fruit and vegetable, including spoiled food, dead animals, animal manure and fowl manure.
45. Gasoline Service Station: A place for the dispensing, sale or offering for sale of motor fuels directly to users of motor vehicles, together with the sale of minor accessories and the servicing of and minor repair of automobiles.
46. Grade: The highest point of ground contacting any portion of the basement or foundation of a dwelling.
47. Greenbelt: A strip of land of definite width and location reserved for the planting of shrubs and/or trees to serve as an obscuring screen or buffer strip in carrying out the requirements of this Ordinance.
48. Gun Club: Any club, organization, individual, group of individuals, or use, whether operated for profit or not, which caters to or allows the use of firearms.
49. Hobby Farm: A farm which is limited in scale, operated on a part time basis primarily for pleasure, in agricultural districts subject to the use restrictions in said district. (Effective 10/18/96)
50. Home Occupations: Any use customarily conducted entirely within the dwelling, (not including breezeway or garage, attached or detached), and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes, is not offensive and does not change the character thereof. Provided further, that no article or service is sold or offered for sale on the premises, except such as is produced by such occupation; that such occupation shall not require internal or external alterations or construction features, equipment, machinery, outdoor storage, or signs not customary in residential areas. One (1) non-illuminated name plate, not more than (2) square feet in area, may be attached to the building which shall contain only the name and occupation of the resident of the premises.
51. Hospital: A building, structure or institution in which sick or injured persons are given medical or surgical treatment and operating under license by the Health Department and the State of Michigan.

52. Hotel (Motel): A series of attached, semi-detached or detached rental units which provide overnight lodging and are offered to the public for compensation.
53. Industrial Use: Any land or building occupied or used for manufacturing or processing purposes.
54. Junk Yard: An open area where waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packed, disassembled, or handled including, but not limited to: scrap iron and other metals, paper, rags, rubber tires and bottles. A "junk yard" includes automobile wrecking yards, and includes any area of more than two hundred (200) square feet for storage, keeping or abandonment of junk, but does not include uses established entirely within enclosed buildings.
55. Kennel, Commercial: Any lot or premises on which three (3) or more dogs, six (6) months old or over for sale, breeding, boarding, or training purposes, are either permanently or temporarily boarded for remuneration.
56. Laboratory: A place devoted to experimental study such as testing and analyzing, but not devoted to the manufacturing of a product or products.
57. Large Animal: Farm animals and other similar animal which are customarily raised on a farm, such as, but not limited to, horses, cattle, pigs, sheep, goats, and ponies. (Effective 10/18/96)
58. Loading Space: An off-street space on the same lot with a building, or group of buildings, for temporary parking of a commercial vehicle while loading and unloading merchandise or materials.
59. Lot: A parcel of land occupied, or which could be occupied, by a main building or group of such buildings and accessory buildings, or utilized for the principal use and used accessory thereto, together with such open spaces as are required under the provisions of this Ordinance. A lot may or may not be specifically designated as such on public records.
60. Lot of Record: A parcel of land, the dimensions of which are shown on a document or map on file with the County Register of Deeds or in common use by Township or County Officials, and which actually exists as so shown, or any part of such parcel held in record ownership separate from that of the remainder thereof.
61. Lot Area: The total horizontal area within the lot lines of the lot.
62. Lot, Corner: A lot where the interior angle of two adjacent sides at the intersection of the two streets is less than one hundred thirty five (135) degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposed of this Ordinance if the arc is of less radius than one hundred fifty (150) feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than one hundred thirty-five (135) degrees.
63. Lot, Interior: Any lot other than a corner lot.
64. Lot Lines: The lines bounding a lot as defined herein.

- (a) Front Lot Line: In the case of an interior lot, the line separating said lot from the street. In the case of a corner lot, the front lot line is that line separating said lot from the street which is designated as the front street in the plat and in the application for a building permit or zoning occupancy permit. In the case of a double frontage lot, both lot lines abutting on streets shall be treated as front lot lines.
 - (b) Rear Lot Line: The lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten (10) feet long lying farthest from the front lot line and wholly within the lot.
 - (c) Side Lot Line: Any lot lines other than the front lot line or rear lot line. A side lot line separating a lot from a street is a side.
65. Lot Depth: The horizontal distance between the front and rear lot lines measured along the median between side lot lines.
66. Lot, Double Frontage: Any interior lot having frontage on two more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, all sides of said lot adjacent to streets shall be considered frontage, and front yards shall be provided as required.
67. Lot Width: The horizontal distance between the side lot lines measured at the two points where the building lines, or setback intersects the side lot lines.
68. Master Plan: A comprehensive plan including graphic and written proposals indicating the general location for streets, parks, schools, public buildings, and all physical development of the Township and includes any unit or part of such plan, and any amendment to such plan or parts thereof.
69. Mobile Home (Trailer Coach): Any vehicle designed, used, or so constructed as to permit its ability to be transported upon the public street or highways and duly licensable as such, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons.
70. Mobile Home Park (or Trailer Court): Any plot of ground upon which three or more mobile homes, occupied for dwelling or sleeping purposes, are or may be located.
71. Nonconforming Buildings: A building or portion thereof, existing at the effective date of this Ordinance, or amendments thereto, that does not conform to the use provisions of the Ordinance, nor to the use regulations of the district in which it is located.
72. Nonconforming Use: A use which lawfully occupied a building or land at the time this Ordinance, or amendments thereto, became effective, that does not conform to the use regulations of the district in which it is located.
73. Occupancy Load: The number of individuals normally occupying a building or part thereof, or for which the existing facilities have been designed.

74. Off-Street Parking Lot: A facility providing vehicular parking spaces along with adequate drives and aisles, for maneuvering so as to provide access for entrance and exit for the parking of automobiles.
75. Parking Space: A parking space is hereby determined to be an area of definite length and width and shall be exclusive of drives, driveways, aisles or entrances giving access thereto and shall be fully accessible for the storage or parking of permitted vehicles.
76. Pond: An inland body of water, either natural or manmade, that in its natural state retains storm water or exposes the ground water table.
77. Public Service: Public Service Facilities within the context of this Ordinance shall include such uses and services as voting booths, pumping stations, fire halls, police stations, temporary quarters for welfare agencies, public health activities and similar uses including essential services.
78. Public Utility: Any person, firm or corporation, municipal department, board or commission duly authorized to furnish and furnishing under Federal, State, or Municipal regulations to the public: gas, steam, electricity, sewage disposal, communication, telegraph, transportation or water.
79. Retention Basin: A wet or dry storm water holding area, either natural or manmade, which does not have an outlet to adjoining watercourses or wetlands other than an emergency spillway.
80. Roadside Stands or Markets: A roadside stand or market is the temporary use of property or facilities for the selling of produce.
81. Rubbish: Rubbish means the miscellaneous waste materials resulting from housekeeping, mercantile enterprises, trades, manufacturing and offices, including other waste matter such as slag, stone, broken concrete, fly ash, ashes, tin cans, glass, scrap metal, rubber, paper, rags, chemicals, or any similar or related combinations thereof.
82. Sanitary Land Fill: Any operation which involves the piling, placing, storing, dumping or depositing, in a hole or trench, any material in the form of rubbish and/or waste materials.
83. Setback: The distance required to comply with front, side or rear yard open space provisions of this Ordinance.
84. Sign: The use of any words, numerals, figures, devices, designs, or trademarks by which anything is made known (other than billboards) such as are used to show an individual, firm, profession or business, and are visible to the general public. Accessory signs pertain to uses or activities conducted on the premises where the signs are located.
85. Story: That part of a building included between the surface of one floor and the surface of the next floor, or if there is no floor above, then the ceiling next above.
86. Street: A public thoroughfare which affords the principal means of access to abutting property.

87. Structure: Anything constructed, or erected and designed for a permanent location on the ground.
88. Temporary Building or Use: Where permitted by this Ordinance, a temporary recreational vehicle or trailer, or other use, permitted to exist during periods of construction of the main building or use, or for special events.
89. Thoroughfares, Major: An arterial street which is intended to serve as a large volume trafficway for both the immediate Township area and the region beyond, and may be designed as a major thoroughfare, parkway, freeway, expressway, or equivalent term.
90. Thoroughfares, Secondary: An arterial street which is intended to serve as a trafficway serving primarily the immediate Township area and serving to connect with major thoroughfares.
91. Travel Trailer and/or Motor Home: A vehicle designed as a travel unit for occupancy as a temporary or seasonal vacation living unit.
92. Use, Accessory: A use subordinate to the main use of a lot and used for purposes clearly incidental to those of the main use.
93. Yards: The open spaces on the same lot with a main building or main use, unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance, and as defined herein.
94. Wireless Communication Facilities: All structures and accessory facilities relating to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals. This may include, but shall not be limited to, radio towers, television towers, telephone devices and exchanges, micro-wave relay towers, telephone transmission equipment building and commercial mobile radio service facilities, monopoles and lattice towers. Not included within this definitions are: citizen band radio facilities; short wave facilities; ham amateur radio facilities; satellite dishes; and, governmental facilities which are subject to state or federal law or regulations which preempt municipal regulatory authority.