

### Chapter 3 - General Provisions

- 3.1. **Access To A Street.** Any parcel created after the effective date of this Ordinance shall have frontage on a street for a distance at least equal to the minimum parcel width requirement of the district in which it is located.
- 3.2. **Accessory Buildings Or Structures.**
  - 3.2.1. An accessory building or structure may be erected detached from the permitted principal building or as an integral part of the permitted principal building, in any zoning district. When erected as an integral part of the permitted principal building, it shall comply in all respects with the requirements of this Ordinance applicable to the permitted principal building.
  - 3.2.2. Detached accessory buildings or structures shall not be closer than 5 feet to the rear line or closer than 10 feet to the side line.
  - 3.2.3. The distance between a detached accessory building and any principal building shall not be less than 10 feet. Accessory buildings shall be considered as attached to a principal building when the distance between the two buildings is solidly covered by a breezeway, portico, covered colonnade or similar architectural device.
  - 3.2.4. No accessory building or structure shall include residential or living quarters for human beings.
- 3.3. **Accessory Uses.** Accessory uses incidental to a permitted principal use are permitted in any zoning district.
- 3.4. **Double-Frontage Lots.** Buildings on lots having frontage on two or more streets shall comply with front yard requirements on all such streets.
- 3.5. **Mobile Homes.** All mobile homes located outside of a mobile home park shall comply with the following conditions:
  - 3.5.1. All mobile homes shall comply with all Township ordinances relating to mobile homes, including, but not limited to, Ordinance No. 94-01.
  - 3.5.2. All mobile homes shall meet the setback and area requirements of the zoning district in which it is located.
  - 3.5.3. Each mobile home unit shall have a minimum of 720 square feet of floor area in an A District and 800 square feet of floor area in an R District.
  - 3.5.4. All wheels, towing mechanisms and tongues of mobile homes shall be removed and none of the undercarriage shall be visible from outside the mobile home.
  - 3.5.5. Exterior building materials of all mobile homes shall extend to the foundation on all sides.
  - 3.5.6. All mobile homes shall be firmly attached to the foundation so as to be watertight as required by the construction code adopted by or in effect in the Township or, if a mobile home is anchored to the foundation, by an anchor system designed and constructed in compliance with the United States Department of Housing and Urban Development Regulations entitled "Mobile Home Construction and Safety Standards."
  - 3.5.7. All additions to mobile homes shall meet all of the requirements of this Ordinance.
  - 3.5.8. All mobile homes must meet standards for mobile home construction as contained in the United States Department of Housing and Urban Development Regulations entitled "Mobile Home Construction and Safety Standards". Township
- 3.6. **Essential Services.** The erection, construction, alteration or maintenance by public utilities or governmental or quasi-governmental entities of overhead or underground gas, electrical, steam or water distribution, transmission, collection, communication or supply systems including, but not limited to, mains, drains, sewers, pipes, conduits,



3.11.4. The Township Clerk shall be furnished with a copy of the recorded master deed for the condominium development. The master deed must provide that the Township will not be liable for maintenance or repair of the nondedicated portions of the condominium development, that all private roads will be properly maintained, that snow removal will be provided, and that there will be adequate access and turnaround for emergency vehicles. Responsibility for the maintenance of stormwater retention areas, drainage easements, drainage structures, lawn cutting and other general maintenance of common areas must be clearly stated.

3.11.5. The Zoning Administrator shall be furnished with two copies of all drawings for review by the Township Engineer for compliance with all Township ordinances prior to the issuance of any building permits. Fees for this review shall be established by the Township Board.

3.12. **Temporary Structures Incidental To Construction Work.** Temporary accessory structures for uses incidental to construction work may be authorized by permit by the Zoning Administrator after issuance of a building permit for the proposed structure. The temporary permit shall specify the location of the temporary accessory structure and shall terminate 12 months after the date of its issuance. The Zoning Administrator may renew the permit for 1 additional 12 month period if construction of the principal structure has been progressing in a reasonable manner.

3.13. **Common Ownership of Adjacent Parcels.** If a single person owns adjacent parcels, then, for purposes of satisfying the area, front yard, side yard or rear yard requirements, the adjacent parcels shall be deemed to be a single parcel having the configuration and dimension of the adjacent parcels. For all other purposes under this Ordinance, each parcel shall satisfy the requirements of this Ordinance without consideration of the fact that a single person owns the parcels. If a single person owns adjacent parcels and subsequently conveys one or more of such adjacent parcels to one or more third parties, each parcel under separate ownership shall comply with the terms of this Ordinance at the time of conveyance.

3.14. **Divisions.** Any division of land in the Township shall comply with all ordinances relating to the division of land, including, but not limited to, Ordinance No. 97-02, as amended; provided, that if any conflict arises between this Ordinance and Ordinance No. 97-02, the provisions of Ordinance No. 97-02 shall control.