

ARTICLE II 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 the "corporation", "co-partnership", "association", as well as in "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.

Accessory Building: A building or a portion of a building subordinate to and on the same lot as a main building and devoted exclusively to an accessory use, including, but not limited to, private garages and storage buildings.

Accessory Use: A use of a building, lot or portion thereof, which is customarily incidental and subordinate to the principal use of the main building or lot.

Adult Foster Care Facility: As defined by the Adult Foster Care Facility Licensing Act (PA 218 of 1979, as amended): a governmental or nongovernmental establishment that provides foster care to adults. Adult foster care facility includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically disabled who require supervision on an ongoing basis, but who do not require continuous nursing care.

Adult Foster Care Home, Family: A private residence with the approved capacity to receive six (6) or fewer adults to be provided with foster care for five (5) or more days a week for two (2) or more consecutive weeks. The licensee shall be a member of the household and an occupant of the residence.

Adult Foster Care Home, Small Group: An adult foster care facility with the approved capacity to receive twelve (12) or fewer adults to be provided with foster care for five (5) or more days a week for two (2) or more consecutive weeks.

Adult Foster Care Home, Large Group: An adult foster care facility with the approved capacity to receive at least thirteen (13), but not more than twenty (20) adults to be provided with foster care for five (5) or more days a week for two (2) or more consecutive weeks.

Adult Foster Care Congregate Facility: An adult foster care facility with the approved capacity to receive more than twenty (20) adults to be provided with foster care.

Agriculture: The use of land or tilling of the soil, raising of trees or field crops, or animal husbandry, as a source of significant income.

Agriculture, Animal: The use of land for the maintenance or production of animals or animal products, but does not include intensive animal feeding operations. Animal agriculture includes beef cattle, bison, llama, swine, dairy cattle, equine, captive cervidae (deer, elk, etc.), veal, sheep, goats, laying and broiler chickens, domestic rabbits, farm-raised mink and fox, fish, turkeys, and game birds.

Agriculture, Crop: The use of land for the maintenance or production of row crops, field crops, tree crops, timber, bee keeping and bee products.

Agricultural Sales and Service: An establishment primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products, farm supplies, and machinery repair services.

Alley: Any dedicated public way affording a secondary means of access to abutting property, and not intended for general traffic circulation.

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 "reconstructed".

Alternative Tower Structure: Clock towers, bell steeples, light poles, water towers and other similar alternative-design mounting structures that camouflage or conceal the presence of communication antennas.

Anemometer Tower: A freestanding tower containing instruments for measuring and recording the speed of the wind, which is an accessory land use to a utility grid wind turbine generator.

Antenna: Any exterior transmitting or receiving device mounted on a tower, building or alternative tower structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals. This definition does not include satellite dish antennas.

Apartment: A dwelling unit.

Apartment Building: A residential structure having three (3) or more attached one (1) family units.

Auto Repair Garage: 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.

Basement: Is 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 grade to the ceiling is over five (5) feet, such basement shall be rated as a first story.

Bed and Breakfast: See definition for "Tourist Home".

Berm: An earthen mound used for the purpose of landscaping, screening, or enclosure, compacted and finished with adequate topsoil to support grass or other landscape materials in a neat and well-maintained condition.

Billboard: A billboard shall mean any structure or portion thereof designed or intended to be used for posting, painting, or otherwise affixing any advertising sign, which advertising sign does not pertain to the premises or to the use of the premises on which the billboard is located or to goods sold or services rendered or activities conducted on such premises.

Building: Is any 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.)

Building Height: Is 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 or salt box 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.

Building Line: Is a line formed by the face of the building, and for the purposes of this Ordinance, a building line is the same as a front setback line.

Building, Main: Is a building in which is conducted the principal use of the lot on which it is situated.

Change of Use: The alteration, addition to, or replacement of an existing use with a new use belonging to a different zoning classification. For the purpose of this definition, zoning classifications are those enumerated as separate items or categories within the lists of principal permitted or special approval uses in this Ordinance.

Child Care Organization: As defined by the Child Care Organizations Act (PA 116 of 1973, as amended): a governmental or nongovernmental organization having as its principal function the receiving of minor children for care, maintenance, training and supervision, notwithstanding that educational instruction may be given. Child care organizations include organizations, agencies, children's camps, child care centers, day care centers, nursery schools, parent cooperative preschools, foster homes, day care

group homes or day care family homes.

Club: An organization of persons for special purposes or for the promulgation of sports, arts, sciences, literature, politics or the like, but not for profit.

Co-location: The use of a wireless communication tower by more than one wireless communication provider.

Communications Towers: All structures and accessory facilities, including alternative tower structures, relating to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals; including, but not limited to, radio towers, television towers, telephone devices and exchanges, microwave relay facilities, telephone transmission equipment buildings, private and commercial mobile radio service facilities, personal communication services towers (PCS), and cellular telephone towers. Not included in this definition are: citizen band radio facilities; short wave receiving facilities; radio and television broadcast reception facilities; satellite dishes; federally licensed amateur (HAM) radio facilities; and governmental facilities which are subject to state or federal law or regulations which preempt municipal regulatory authority.

Condominium Unit: That portion of a condominium subdivision designed and intended for occupancy and use by the unit owner consistent with the provisions of the master deed. A condominium unit is not a lot or parcel as those terms are used in this Ordinance.

Convalescent or Nursing Home: A government operated or private residential facility, licensed under state law, for the care of children, the aged, infirm, or ill, where continuous nursing care and supervision is provided.

Day Care Home, Family: A private home in which one (1) but fewer than seven (7) minor children are received for care and supervision for periods less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Care is given for more than four (4) weeks during a calendar year.

Day Care Home, Group: A private home in which more than six (6) but not more than (12) minor children are given care and supervision for periods less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Care is given for more than four (4) weeks during a calendar year.

Day Care Center: A facility other than a private residence receiving one (1) or more preschool or school-age children for periods of less than twenty-four (24) hours a day and where parents or guardians are not immediately available to the child. Care is provided more than two (2) consecutive weeks, regardless of the number of hours of care per day. May also be referred to as a child care center, day nursery, nursery school, parent cooperative preschool, play group or drop-in center.

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.

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.

Dwelling Unit: Is a building, or portion thereof, designed for occupancy by one (1) family for residential purposes and having cooking facilities.

Dwelling, One-Family: Is a building designed exclusively for and occupied exclusively by one (1) family.

Dwelling, Two-Family: Is a building designed exclusively for occupancy by two (2) families, living independently of each other.

Dwelling, Multiple-Family: Is 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.)

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.

Essential Services: The erection, construction, alteration or maintenance of public utilities or municipal facilities for underground, surface or overhead gas, electrical, steam, fuel, or water transmission or distribution systems, collection, communication, supply or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm or police call boxes, traffic signals, hydrants and similar accessories in connection therewith, but not including buildings, which are necessary for the furnishing of adequate service by such utilities or municipal departments for the general public health, safety or welfare. Communications towers and facilities, alternative tower structures, and wireless communication antennas are not included within this definition.

Family: An individual or two (2) or more persons occupying the premises and living as a single non-profit housekeeping unit.

Farm: All of the contiguous neighboring or associated land operated as a single unit on which bona fide 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.

Fence: A structure of definite height and location to serve as an enclosure. Wooden, concrete, asphalt, earthen, or masonry wall, berms, paving, driveways, or fill materials

shall be defined and regulated as fences when such items rise higher than the preexisting ground level (i.e., the level of the ground as it existed immediately before such items were deposited or erected), and when such items are used for the purpose of enclosure or as support for an enclosure.

Fence Height: The vertical distance from the lowest part of the fence structure to the highest part of the fence structure. When all or part of a fence is installed on wooden, concrete asphalt, earthen, or masonry walls, berms, paving, driveway, or fill materials that are used for the purpose of enclosure or as a base or support for an enclosure, the height of such items shall be included in the measurement of fence height when such items rise higher than the preexisting ground level (i.e., the level of the ground as it existed immediately before such items were deposited or erected).

Fence, Obscuring: A structure of definite height and location to serve as an obscuring screen in carrying out the requirements of this Ordinance.

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.

Floor Area, Usable: (For the purposes of computing parking) is all ground and non-ground floor area used for, or intended to be used for, the sale of merchandise or services or for use to serve patrons, clients or customers. Such floor area which is used or intended to be used principally for the storage or processing merchandise, or for utilities, shall be excluded from this computation of "Usable Floor Area." 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.

Gasoline Service Station: Is a place for 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.

Grade: The highest point of ground contacting any portion of the basement or foundation of a dwelling.

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.

Home Occupation: Is an occupation or profession carried on by an occupant of a dwelling unit as a secondary use which is clearly subservient to the use of the dwelling for residential purposes.

Intensive Animal Feeding Operations: A lot, parcel, or building or combination of contiguous lots, parcels, or buildings where agricultural animals have been, are, or will

be stabled or confined and fed or maintained for a total of forty five (45) days or more in any twelve (12) month period, where manure may accumulate, and where concentration of animals is such that vegetative cover or post-harvest residues cannot be maintained within the enclosure during the normal growing season.

Junk Yard: Is 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.

Kennel, Commercial: Any lot or premises on which more than three (3) adult domestic animals of any one species are either permanently or temporarily boarded, bred, raised, groomed, or sold for remuneration.

Landscape Screen: A planting of evergreen trees or shrubs of definite height, spacing and location to serve as an obscuring screen in carrying out the requirements of this Ordinance.

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.

Lot: Is a parcel of land occupied, or which could be occupied by a main building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such open spaces as are required under the provisions of this Ordinance. A lot may or may not be specifically designation as such on public records.

Lot of Record: Is a parcel of land, the dimensions of which are shown on a document or map on file with the 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.

Lot Area: The total horizontal area within the lot lines of the lot.

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 purposes 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.

Lot, Interior: Any lot other than a corner lot.

Lot Lines: The lines bounding a lot as defined herein:

(1) 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 and on the ordinary high water mark of water front lots shall be treated as front lot lines.

(2) 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.

(3) Side Lot Line: Any lot lines other than the front lot line or rear lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

Lot Coverage: The part or percent of the lot occupied by buildings, including accessory buildings.

Lot Depth: The horizontal distance between the front and rear lot lines, measured along the median between side lot lines.

Lot, Double Frontage: Is any interior lot having frontage on two more or less parallel streets, or having frontage on a street and on a lake or stream, as distinguished from a corner lot.

Lot Width: The horizontal distance between the side lot lines measured at the two points where the building line or setback intersects the side lot lines.

Marina: A facility for the docking, launching, servicing, sales, rental and/or storage of watercraft. The sale of fuel and supplies for watercraft, groceries, convenience foods and restaurant meals are accessory uses to an operating marina.

Master Plan: Is 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.

Mixed Use Development: More than one (1) type of development on a single parcel of land; some of which may not be consistent with applicable zoning.

Mobile Home: Is a structure, transportable in one (1) or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. Mobile home does not include a recreational vehicle.

Mobile Home Park: Any parcel or tract of land under the control of a person upon which three (3) or more mobile homes are located on a continual non-recreational basis

and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with and building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile home and which is not intended for use as a temporary trailer park.

Mobile Home Site or Space: A portion of the mobile home park set aside and clearly marked and designated for occupancy and accommodation of an individual mobile home or trailer coach.

Motel: A series of attached, semi-detached or detached rental units containing bedroom, bathroom and closet space. Units shall provide overnight lodging and are offered to the public for compensation and shall cater primarily to the public traveling by motor vehicles as a facility for temporary residence.

Nonconforming Building: 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.

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.

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.

Ordinary High Water Mark: For the purpose of establishing setback lines, the following definitions apply for inland lakes and Lake Huron: (1) As defined in Michigan Inland Lakes and Streams, Part 301 of PA 451 of 1994, as amended, ordinary high water mark means the line between upland and bottomland that persists through successive changes in water levels, below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil itself, the configuration of the surface of the soil, and the vegetation. On an inland lake that has a level established by law, it means the high established level. Where water returns to its natural level as the result of the permanent removal or abandonment of a dam, it means the natural ordinary high water mark.

(2) On Lake Huron, the ordinary high water mark is 581.5 feet above sea level as set by International Great Lakes Datum of 1985. However, for certain permitting purposes, the MDEQ may use an ordinary high water mark of 580.5 feet above sea level.

Outdoor Wood Burning Furnace: Any device or structure that: (1) is designated, intended, or used to provide heat and/or hot water to any residence or other structure; (2) operates by the burning of wood; (3) is not located within a structure; and (4) excluded from the definition of a outdoor wood burning furnace is any device which is designed to heat only the structure in which it is located.

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.

Private Driveway: A privately owned and maintained property, which is used for vehicular ingress and egress serving seven (7) or fewer residential building sites and is not less than fourteen (14) feet in width and cleared to a minimum height of fifteen (15) feet. In order to accommodate emergency vehicles, private driveways longer than three hundred (300) feet shall be designed with turn around space for such vehicles.

Private Road: A way or means of approach which provides direct access to eight (8) or more principal buildings or parcels and which is constructed and maintained by the proprietors and is not dedicated for general public use.

Proprietors: Those constructing or desiring to construct a private road and all those property owners whose properties are being or are intended to be served by a private road.

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.

Public Utility: Is 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.

Satellite Dish Antenna: A device incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of a shallow dish, cone, horn or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based receivers or transmitters. This definition is meant to include but not be limited to what are commonly referred to as satellite earth stations, TVROs (television reception only satellite dish antennas), and satellite microwave antennas.

Setback: The distance required to obtain front, side or rear yard open space provisions of this Ordinance.

Sign: Is 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 located.

Story: Is 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.

Street: Is a public thoroughfare, which affords the principal means of access to abutting property.

Structure: Is anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.

Temporary Building or Use: Is a structure or use permitted by the Planning and Zoning Commission to exist during periods of construction of the main building or use, or for special events.

Thoroughfare, Major: Is an arterial street which is intended to serve as a large volume traffic way for both the immediate Township area and the region beyond, and may be designated as a major thoroughfare, parkway, freeway, expressway, or equivalent term.

Thoroughfare, Secondary: Is an arterial street which is intended to serve as a traffic way, serving primarily the immediate Township area and serving to connect with major thoroughfares.

Tourist Home: Any dwelling used or designed in such a manner that certain rooms in excess of those used by the family, and occupied as a dwelling unit are rented to the public for compensation and shall cater primarily to the public traveling by motor vehicle. Tourist homes may also be designated as bed and breakfast facilities.

Travel Trailer: A vehicular portable structure mounted on wheels and of a size and weight as not to require special highway movement permits when drawn by a stock passenger motor vehicle, or when drawn with a fifth wheel hitch mounted on a motor vehicle, or self-propelled, and is primarily designed, constructed, and used to provide temporary living quarters for recreational camping or travel. For the purpose of this Ordinance the term travel trailer shall include self-propelled motor homes, truck campers, fifth wheel trailers, and tent trailers or any other vehicle with sleeping quarters.

Travel Trailer Park: An area designated for the temporary use of recreational vehicles, travel trailers, tenting, camping or other forms of temporary occupancy.

Wind Turbine Generator (WTG), Utility Grid or Commercial: A tower, pylon, or other structure, including all accessory facilities, upon which any, all, or some combination of the following are mounted:

- (1) A wind vane, blade, or series of wind vanes or blades, or other devices mounted on a rotor for the purpose of converting wind into electrical or mechanical energy.
- (2) A shaft, gear, belt, or coupling device used to connect the rotor to a generator, alternator, or other electrical or mechanical energy producing device.
- (3) A generator, alternator, or other device used to convert the energy created by the rotation of the rotor into electrical or mechanical energy.

Wind Turbine Generator, On-Site or Private: A wind turbine generator used primarily to generate electricity or produce mechanical energy for home, farm, or small business

use on the property where located with a wind generation tower height of one hundred (100) feet or less and generation of 25 kw or less of electricity. Sale of electric power via Net Metering is allowed.

Wind Turbine Generator Tower Height:

- (1) Horizontal Axis Wind Turbine Rotors: The distance between the ground and the highest point on the arc of the rotor wind blades mounted on a horizontal axis wind turbine generator.
- (2) Vertical Axis Wind Turbine: The distance between the ground and the highest point of the wind turbine generator including the top of the blade in its vertical position.

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:

(1) Front Yard: Is an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the main building.

(2) Rear Yard: Is an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest line of the main building.

(3) Side Yard: Is an open space between the main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point to the side lot line to the nearest point of the main building.

Zoning Variance: Is a modification of the literal provisions of the Zoning Ordinance granted when strict enforcement would cause undue hardship owing to circumstances unique to the individual property on which the variance is granted.

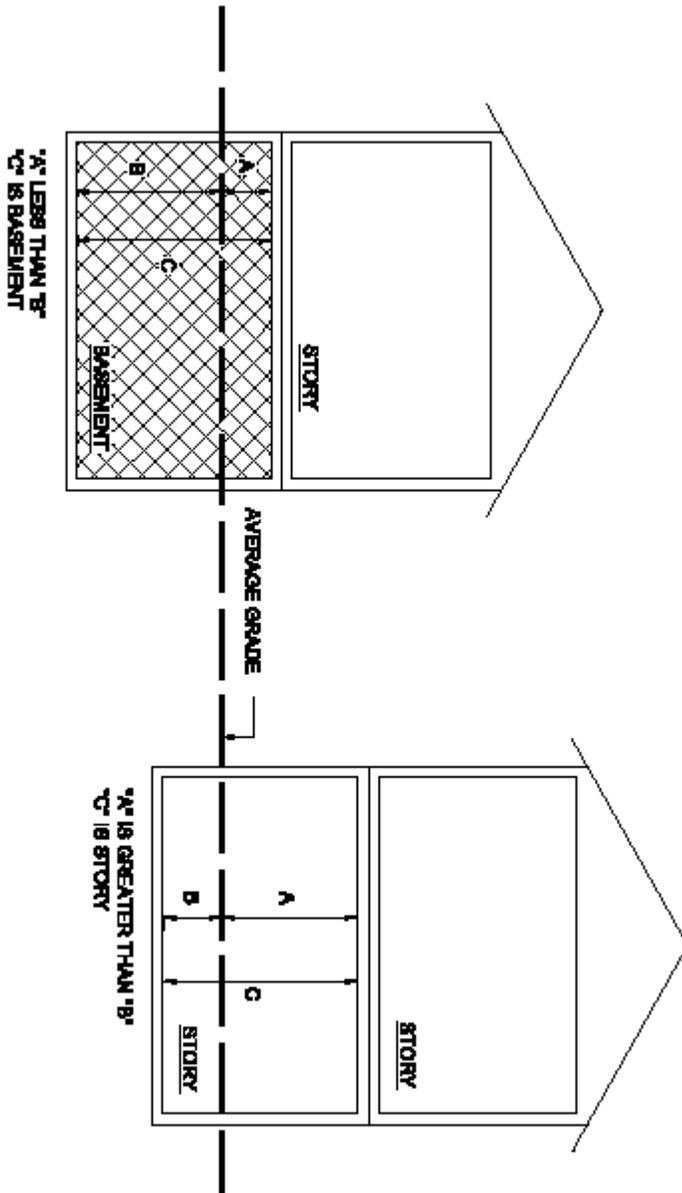
The crucial points of variance are undue hardship, and unique circumstances, applied to property. A variance is not justified unless all of these elements are present in the case.

Zoning Exceptions: An exception is a use permitted only after review by the Planning and Zoning Commission of an application; such review being necessary because the provisions of the Ordinance covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation, and such review is required by the Ordinance.

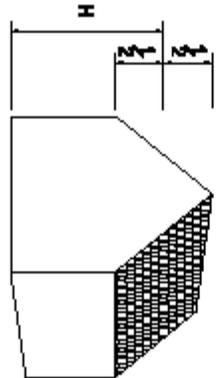
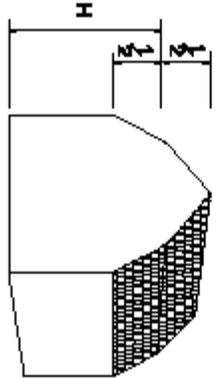
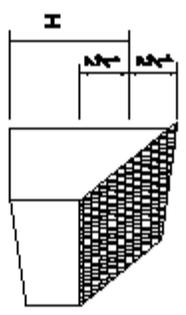
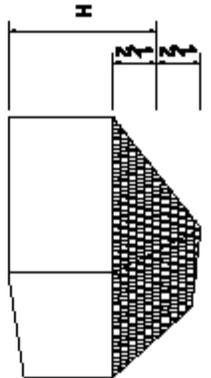
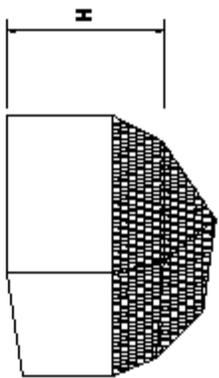
The "exception" differs from the "variance" in several respects. An exception does not require "undue hardship" in order to be allowable. The exceptions that are found in this Ordinance appear as conditional uses authorized by special permit issued by the Township Planning and Zoning Commission after review and approval of the application for said permit and the required accompanying site plan. These land uses could not be

conveniently allocated to one zone or another, or the effects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one or more of the following:

- (1) they require large areas
- (2) they are infrequent
- (3) they sometimes create an unusual amount of traffic
- (4) they are sometimes obnoxious or hazardous
- (5) they are required for public safety and convenience.



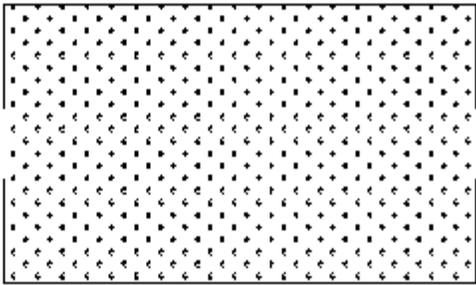
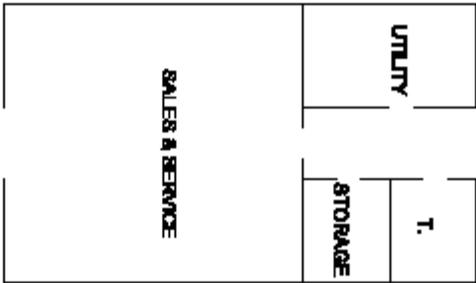
BASEMENT & STORY



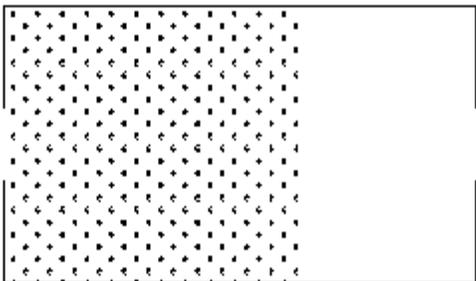
BUILDING HEIGHT

H = HEIGHT



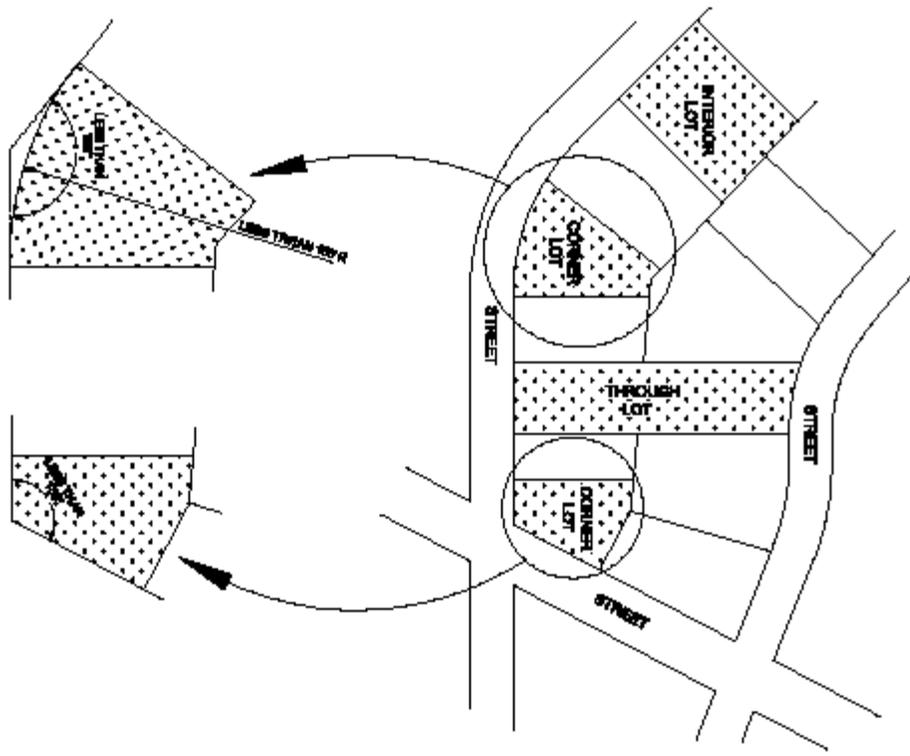


TOTAL FLOOR AREA



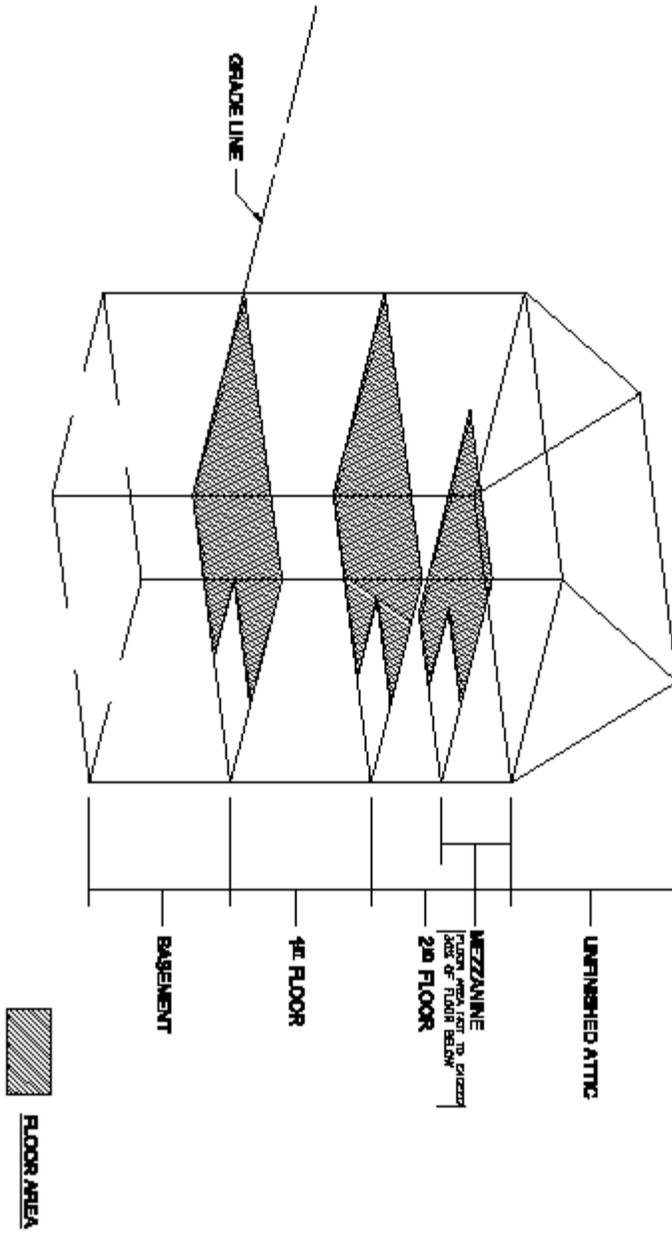
**USABLE FLOOR AREA
(FOR PURPOSES OF COMPUTING PARASOL)**

FLOOR AREA



INTERIOR, THROUGH & CORNER LOTS

BASIC STRUCTURAL TERMS



YARDS

