

ARTICLE 44
Definitions

§ 170-44.1. Terms defined.

As used in this chapter, the following terms shall have the meanings indicated.

ABANDONMENT – The discontinuance of a nonconforming use of the land or structure without any intention of transferring rights to another land owner or resuming the use of the land or structure.

ABUTTING or ADJACENT LOT OR PARCEL – A lot or parcel which shares a common border, excluding the road right-of-way, with the subject lot or parcel.

ACCESS MANAGEMENT – A technique to improve traffic operations and safety along major roadways through the control of driveway locations and design; the promotion of alternatives to direct access; and consideration to the relationship of traffic activity for properties adjacent to, and across from, one another.

ACCESSORY BUILDING OR STRUCTURE – A subordinate building or structure, the use of which is clearly incidental to that of the principal building structure or use of the subject parcel, and is a structure or use that is customarily associated with the principal use of the lot. Where an accessory structure is attached to a principal building, such accessory building shall be deemed a part of the principal building.

ADULT DAYCARE FACILITY – A facility that provides care to over 12 adults for a period of time less than 24 hours.

ADULT CARE FACILITY – A facility licensed by the State of Michigan pursuant to Public Act 287 of 1972, Public Act 116 of 1973 (MCL 722.111 et seq.) or Public Act 218 of 1979 (MCL 400.701 et seq.) and constructed for residential purposes.

ADULT FOSTER CARE FACILITY – A facility that provides care to adults, in accordance with Public Act 218 of 1979 (MCL 400.701 et seq.), as amended, and the Adult Foster Care Administrative Rules as administered by the Michigan Department of Consumer and Industry Services. Adult foster-care facilities include facilities for individuals 18 years or older who are aged, mentally ill, developmentally disabled or physically handicapped and require supervision but not continuous nursing care on an ongoing basis. The following adult foster-care homes are provided for by these rules:

- A. **ADULT FOSTER CARE FAMILY HOME** – A private residence with the approved capacity to receive six or less adults that are provided with foster-care for five (5) days or more a week and for two (2) or more consecutive weeks. The licensee must be a member

of the household and an occupant of the home. Local zoning approval is not required prior to issuance of a license.

- B. ADULT FOSTER CARE SMALL GROUP HOME – A facility with the approved capacity to receive 12 or less adults. The licensee is not required to live in the home. Local zoning approval is required prior to issuance of a license only if seven or more residents will live in the house.
- C. ADULT FOSTER CARE LARGE GROUP HOME – A facility with the approved capacity to receive 13 to 20 adults. The licensee is not required to live in the home. Local zoning approval is required prior to issuance of a license.
- D. ADULT FOSTER CARE CONGREGATE FACILITY – A facility with the approved capacity to receive more than 20 adults.
- E. ADULT FOSTER CARE CAMP/ADULT CAMP – A facility with the approved capacity to receive more than four adults to be provided foster care when located in a natural or rural environment.

ADULT REGULATED USES – The following definitions shall be classified as adult regulated uses:

- A. ADULT PHYSICAL CULTURE ESTABLISHMENT – Any establishment, club or business by whatever name designated, which offers, advertises or is equipped or arranged to provide, massages, body rubs, alcohol rubs, physical stimulation, baths or other similar treatment. An adult physical cultural establishment may include, but is not limited to, establishments commonly known as massage parlors, health spas, sauna baths, Turkish bathhouses and steam baths. The following uses shall not be included in the definition of an adult physical culture establishment:
 - (1) Establishments which routinely provide such services by a licensed physician, a licensed chiropractor, a licensed osteopath, a licensed physical therapist, a licensed nurse practitioner or any other similarly licensed medical professional.
 - (2) Fitness center.
 - (3) Electrolysis treatment by a licensed operator of electrolysis equipment.
 - (4) Continuing instruction in martial or performing arts or in organized athletic activities.
 - (5) Hospitals, nursing homes, medical clinics or medical offices.

- (6) Barbershops, beauty parlors or salons which offer massages to the scalp, the face, the neck or shoulders; and
 - (7) Adult photography studios whose principal business does not include the taking of photographs of specified anatomical areas as defined herein.
- B. ADULT BOOK OR SUPPLY STORE – An establishment having 10% or more of its usable floor area devoted to the distribution, display or storage of books, magazines, other periodicals, photographs, drawings, films, video tapes and/or novelty items which are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas (as defined herein).
- C. ADULT MOTION-PICTURE THEATER OR ADULT LIVE STAGE PERFORMING THEATER - An enclosed building having a capacity of 50 or more persons wherein still or motion pictures, video tapes or similar material is presented or viewed which is distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas (as defined herein). Such an establishment is customarily not open to the general public, but only to one or more classes of the public, excluding minors.
- D. ADULT MODEL STUDIO – Any place where models who display specified anatomical areas (as defined herein) are present to be observed, sketched, drawn, painted, sculptured, photographed or similarly depicted by persons who pay some form of compensation or gratuity. This definition shall not apply to any accredited art school or similar educational institution.
- E. ADULT MOTION-PICTURE ARCADE OR MINI MOTION-PICTURE THEATER – Any place where motion picture machines, projectors or other image producing devices are maintained to show images to five or fewer persons per machine and where the images displayed depict, describe or relate to specified sexual activities or specified anatomical areas.
- F. ADULT NUDE/PARTIALLY NUDE DANCING – A business where a principal activity is the live presentation or display of nude, or partially nude, male or female impersonators, dancers, entertainers, models, waiters or waitresses or employees. Such activity may or may not feature food or beverage service. Nude or partially nude shall mean having any or all of the specified anatomical areas exposed.
- G. ADULT OUTDOOR MOTION-PICTURE THEATER – A drive-in theater used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons. Such establishment is customarily not open to the general public, but only to one or more classes of the public, excluding any minor by reason of age. The definition shall not apply to coin-operated amusement devices owned or leased to

establishments that are properly licensed for sale of beer or intoxicating liquor for consumption on the premises.

- H. GROUP "A" CABARET – An establishment where material or live entertainment is provided, presented, permitted or performed in which performances are distinguished or characterized by an emphasis on or relationship to specified sexual activities or specified anatomical areas (as defined herein) for observation by or participation of patrons; or an establishment which features any of the following: topless dancers and/or bottomless dancers, go-go dancers, strippers, male and/or female impersonators or similar entertainers, topless and/or bottomless waiters, waitresses and/or employees.
- I. SPECIALLY DESIGNATED DEALER'S ESTABLISHMENT – A retail establishment consisting of less than 8,000 usable square feet of retail space or any retail establishment licensed by the State Liquor Control Commission to distribute liquor, other than wine under 20% alcohol by volume and beer in the original package, for consumption off the premises where more than 10% of the usable retail space is utilized for the distribution of alcohol.
- J. SPECIALLY DESIGNATED MERCHANT'S ESTABLISHMENT – A retail establishment consisting of less than 8,000 usable square feet of retail space or any retail establishment licensed by the State Liquor Control Commission to sell alcohol for consumption off the premises, where more than 10% of the usable retail space is utilized for the distribution of alcohol.
- K. SPECIFIED ANATOMICAL AREAS – Portions of the human body defined as having:
- (1) Less than completely and opaquely covered human genitals, pubic region, buttocks or female breast below the point immediately above the top of the areola; and
 - (2) Human male genitals in a discernible turgid state, even if completely and opaquely covered.
- L. SPECIFIED SEXUAL ACTIVITIES – The explicit display of one or more of the following.
- (1) Human genitals in a state of sexual stimulation or arousal.
 - (2) Acts of human masturbation, sexual intercourse or sodomy.
 - (3) Fondling or other erotic touching of human genitals, pubic region, buttocks or female breast.

M. TATTOO PARLOR – A business having as its principal activity the application or placing, by any method, designs, letters, scrolls, figures, symbols or any other marks upon or under the human skin and includes any other substance resulting in the coloration of the skin by aid of needles or any other instrument designed to touch or puncture the skin.

ALLEY – A way dedicated to the public and which affords a secondary means of access to abutting property and is not intended for general traffic circulation.

AMPHITHEATER – An oval or circular structure with rising rows of seats ranged about an open space, commonly used for public gatherings, contests and spectacles.

ANIMAL SHELTER – A facility operated by a licensed individual, humane society, a society for the prevention of cruelty to animals or any other similar institutions that keep animals for an extended period of time and are available for adoption/placement

APARTMENT – A suite of rooms or a room arranged and intended for a place of residence for a single-family commonly located in a multiple-dwelling or accessory to another use as defined herein.

A. EFFICIENCY APARTMENT – A dwelling unit containing 350 square feet or less of net floor area and consisting of not more than one room in addition to kitchen and necessary sanitary facilities.

B. ONE-BEDROOM UNIT – A dwelling unit containing a minimum net floor area of at least 500 square feet per unit and consisting of two rooms or less in addition to kitchen, dining and necessary sanitary facilities.

C. TWO-BEDROOM UNIT – A dwelling unit containing a minimum net floor area of at least 700 square feet per unit and consisting of three rooms or less in addition to kitchen, dining and necessary sanitary facilities.

D. THREE-OR-MORE-BEDROOM UNIT – A dwelling unit wherein for each room in addition to the three rooms permitted in a two-bedroom unit, there shall be provided an additional area of 200 square feet to the minimum net floor area of 700 square feet.

ARCHITECTURAL FEATURES – An element extending out from the exterior wall of a building or structure, including cornices, eaves, gutters, belt courses, sills, lintels, bay windows, chimneys and decorative ornaments.

AS-BUILT PLANS – Revised construction plans prepared in accordance with all approved field changes.

AUTOMOBILE – Any motorized vehicle intended to be driven on roads or trails, such as cars, trucks, vans and motorcycles.

AVERAGE ILLUMINATION – The average of all points on the surface of the illuminated area, including the brightest and dimmest points.

BASEMENT – The portion of a building which is partly or wholly located below grade, provided the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling.

BED-AND-BREAKFAST INN – Any dwelling in which transient guests are provided overnight accommodations, breakfast and access to bathing/lavatory facilities in return for compensation. A bed-and-breakfast shall have only one set of kitchen facilities. employ only those living in the house plus up to one additional employee and have a facade treatment that is consistent with surrounding homes.

BOARD OF TRUSTEES – The Charter Township of Northville Board of Trustees.

BOARD OF APPEALS – The Zoning Board of Appeals for the Charter Township of Northville, established by the Township Board to exercise the authority granted by the Michigan Zoning Enabling Act (Public Act 110 of 2006).

BUFFER ZONE – An area of land containing landscaping, berms or walls to minimize visual and noise impacts.

BUILDING – 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.

BUILDING ALTERATIONS – Any change to the supporting members of a building such as bearing walls, columns or girders, any alteration or relocation of a building and any change in use.

BUILDING ENVELOPE – The ground area of a lot which is defined by the minimum setback and spacing requirements of a principal building.

BUILDING HEIGHT – The vertical distance measured from the ground/grade 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. Where a building is located on sloping terrain, the height is measured from the average grade surrounding the base of the building wall by taking measurements at 5 foot intervals.

BUILDING LINE – A line formed by the face of the principal building, the area between the structure and the street right-of-way or property line.

BUILDING OFFICIAL – The designated building official for the Charter Township of Northville.

CANOPY/STREET TREE – A deciduous tree which has a height of 25’ or more and a trunk with at least five (5) feet of clear stem at maturity.

CANOPY STRUCTURE – Any overhead protective structure, which allows pedestrians and vehicles to pass under.

CARETAKER (LIVING QUARTERS) – An independent residential dwelling unit or living area within a principal building that is designed for and occupied by no more than two persons and where at least one of the residents is employed to provide services or to look after goods, buildings or property on the parcel in which the living quarters are located.

CARPORT – A shelter for vehicles consisting of a roof extended from a wall of a building or a partially open structure consisting of a roof and possibly walls. Carports shall comply with all yard requirements applicable to private garages.

CEMETERY – See "mortuarial uses."

CHANGE IN USE – The use of a building, structure or parcel of land, or portion of a building, structure or parcel of land, which is different from the previous use in the way it is classified in this chapter.

CHILD CARE ORGANIZATION, STATE LICENSED – A facility for the care of children under 18 years of age, as licensed and regulated by the state under Act No. 116 of the Public Acts of 1973 (MCL 722.111 et seq.), Act No. 218 of the Public Acts of 1979 (MCL 400.701 et seq.) and the associated rules promulgated by the State Department of Social Services.

A. **CHILD CARE CENTER OR DAY CARE CENTER** – A facility other than a private residence, receiving more than six preschool or school age children in group day care for periods of less than 24 hours a day, provided the parents or guardians are not immediately available to the child. It includes a facility which provides care for not less than two consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child-care center, day-care center, day nursery, nursery school, parent cooperative preschool, play group or drop-in center. "Child-care center" or "day-care center" does not include a Sunday school conducted by a religious institution or a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services.

B. **CHILD CARING INSTITUTION** – A facility which is organized for the purpose of receiving minor children for care, maintenance and supervision, usually on a twenty-four-hour basis, in a building that operates throughout the year and is maintained for that

propose. It includes a maternity home for the care of minor, unmarried mothers, an agency group home and institutions for developmentally disabled or emotionally mentally retarded or emotionally disturbed minor children. It does not include hospitals, nursing homes, boarding schools or an adult foster-care facility in which a child has been placed.

- C. FOSTER FAMILY HOME – A private home in which at least one, but not more than four, minor children who are not related by blood, marriage or adoption to an adult member of the household are given care and supervision for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.
- D. FOSTER FAMILY GROUP HOME – A private home in which more than four, but less than seven, children who are not related by blood, marriage or adoption to an adult member of the household, are provided care for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.
- E. FAMILY DAY CARE HOME – A private home in which one, but less than seven, minor children are received for care and supervision for periods of less than 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. It includes a home that gives care to an unrelated child for more than four weeks during a calendar year.
- F. GROUP DAY CARE HOME – A private home in which more than six, but not more than 12, children are given care and supervision for periods of less than 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. It includes a home that gives care to an unrelated child for more than four weeks during a calendar year.

CHEMICALS AND ALLIED PRODUCTS MANUFACTURING – The processing of chemicals and allied products including industrial chemicals, plastics materials and synthetics, drugs, soaps, cleaners and toilet goods, paints and allied products, agricultural chemicals and fertilizers, adhesives and sealants, explosives and ink.

CLEAR VISION AREA – An area of each lot near any street intersection or commercial driveway which shall remain clear of obstructions between a height of two feet and six feet to ensure safe sight distance for motorists.

CLUBS AND MEMBERSHIP ORGANIZATIONS – Business associations, professional organizations, labor organizations, civic and social associations, political organizations and other membership organizations. This includes an organization of persons for special purposes or for the promulgation of sports, arts, sciences, literature, politics or the like, but not operated for profit or to espouse beliefs or further activity that is not in conformance with the constitution of

the United States or any laws or ordinances. The facilities owned or used by such organization may be referred to as a "club" in this chapter.

COMMERCIAL AMUSEMENT DEVICE ARCADES – The use of a building, or a portion of a building, for the location, operation and placement of five or more mechanical amusement devices. "Mechanical amusement devices" shall mean any device, apparatus, mechanical equipment or machine operated as amusement for required compensation but shall not include vending machines used to dispense foodstuffs, toys or other products for use and consumption.

COMMERCIAL VEHICLE – Any vehicle bearing, or required to bear, commercial license plates such as a truck tractor, a semitrailer, flat beds, stake beds, roll off containers, tanker bodies, dump bodies and full or partial box-type enclosures; vehicles of a type that are commonly used for the delivery, hauling or construction oriented contractors; tow trucks; vehicle repair service trucks; snow plowing trucks and any other vehicle with a commercial license plate having a gross vehicle weight in excess of 10,000 pounds or a total length in excess of 22 feet.

COMMERCIAL WIRELESS COMMUNICATION SERVICES – Licensed telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging and similar services that are marketed to the general public.

COMPOSTING – The sorting, grinding, composting, digestion (including mechanical digestion systems) and wind rowing or storage of refuse at an outdoor, open-air facility for the purpose of producing material for fertilization and conditioning of soil.

COMPUTER AND DATA PROCESSING SERVICES – Computer programming, computer system design, data processing, information retrieval, computer facilities management, computer sales, rental and leasing and computer repair

CONFERENCE CENTER – A multipurpose facility in which the primary purpose is to accommodate meetings, seminars, social and civic events. Such a facility offers a total meeting environment that typically consists of meeting rooms, conference rooms, catering uses and may include lodging facilities. A hotel/motel with at least 10,000 square feet of conference room facilities shall also be considered a conference center. Accessory conference center uses may include dining areas, recreation facilities and specialty shops.

CONTIGUOUS – An area connected together to form an uninterrupted expanse in space. The term contiguous shall apply to any of the following:

- A. A permanent surface water connection or other direct physical contact with any lake, pond, river or stream including surface or ground water connections;
- B. A seasonal or intermittent direct surface water connection with any lake, pond, river or stream;

- C. Located within 500 feet of the ordinary high water mark of any lake, pond, river or stream; or
- D. Separated only by man-made barriers, such as dikes, roads, berms or other similar features.

CONTRACTOR YARD – A site where a building or construction contractor stores equipment, tools, vehicles, building materials and other appurtenances used in association with building or construction.

CONVALESCENT OR NURSING HOME – A nursing care facility, including a county medical care facility, but excluding a hospital or a facility created by Act No. 152 of the Public Acts of 1985, as amended, being §§ 36.1 to 36.12 of the Michigan Compiled Laws, which provides organized nursing care and medical treatment to seven or more unrelated individuals suffering or recovering from illness, injury or infirmity. See also "senior housing."

CONVENTIONAL PLAN ALTERNATIVE – A plan that illustrates how many dwelling units could feasibly and practically be constructed on a subject site. The plan shall meet the dimensional requirements of the zoning district, identify adequate area for storm water facilities and comply with applicable ordinance and subdivision regulations.

CURB CUT – The entrance to or exit from a property or public or private thoroughfare for the purpose of vehicular ingress/egress.

DIAMETER BREAST HEIGHT (DBH) – The diameter in inches of a tree measured at 4½' above the existing grade.

DAY – A calendar day.

DAY CARE CENTER – See "child-care organization, state licensed."

DECK – An unroofed platform, commonly constructed of wood, which is typically attached to a house.

DENSITY – The number of dwelling units situated on, or to be developed, per net or gross acre of land. For purposes of calculating maximum density, only 25% of the acreage comprised of open water, land within the 100 year floodplain elevation and/or wetlands protected by the Goemaere-Anderson Wetland Protection Act, PA 203 of 1979 (MCL 281-701 et seq.) shall be calculated toward the total site acreage.

DEVELOPMENT – The proposed construction of a new building on a zoning lot, the relocation of an existing building on another zoning lot or the use of open land for a new use.

DRIPLINE – An imaginary vertical line that extends downward from the outermost tips of the tree branches to the ground.

DISCONTINUANCE – Vacation of a lot or structure; or a ceasing of the activities related to the nonconforming situation.

DRIVE-IN BUSINESS/RESTAURANT – A business or restaurant establishment so developed to serve patrons while within the motor vehicle rather than within a building or structure. This includes eating establishments, customer communication facilities for banks or other similar uses. A drive-in restaurant is distinct from a drive-through restaurant in that the majority of drive-in patrons consume food and beverages while in the vehicle and parked on the premises.

DRIVE-THROUGH BUSINESS/RESTAURANT – A business or restaurant establishment so developed to serve patrons from a drive-through window. A drive-through restaurant may or may not also have indoor seating.

DWELLING UNIT – A building or portion thereof, designed exclusively for occupancy providing complete independent living facilities for one family including permanent provisions for living, sleeping, eating, cooking and sanitation.

- A. **EARTH-SHELTERED DWELLING** – A dwelling designed in such a way as to take advantage of the insulating effect of soil and constructed so that 50% or more of the exterior surface of the building, excluding unattached garages and other accessory buildings, is covered with soil. The purpose of such dwelling shall not be to serve only as a foundation or substructure for above-grade construction. Partially completed buildings shall not be considered earth-sheltered dwellings.
- B. **DETACHED ONE-FAMILY DWELLING** – A building designed exclusively for, and occupied exclusively by, one family as a dwelling unit.
- C. **ATTACHED ONE-FAMILY DWELLING** – Three (3) or more one-family dwelling units, each having individual entrances on the first floor and only sharing common side walls, but not having a common floor/ceiling. Such dwellings may also be termed townhomes.
- D. **TWO-FAMILY DWELLING** – A building or portion thereof designed exclusively for occupancy by two families living independently of each other as two dwelling units.
- E. **MULTIPLE-FAMILY DWELLING** – A building, or portion thereof, designed exclusively for occupancy by three (3) or more families living independently of each other as three or more dwellings. See “Apartment.”

EASEMENT – A right-of-way granted, but not dedicated, for limited use of private land for private, public or quasi-public purpose such as for franchised utilities, a conservation easement or an access easement for a private road or service drive.

EFFECTIVE DATE – The effective date of this chapter, shall be deemed to include any amendments.

ESSENTIAL SERVICES – The erection, construction, alteration, maintenance and use by public utilities, municipal departments or quasi-public utilities authorized by franchise agreement with the Township of underground, surface or overhead gas, electrical, steam, fuel or water transmission or distribution systems; collection, communication, supply or disposal systems. These may include, but not necessarily limited to poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and other similar accessories in connection herewith that are reasonably necessary for the furnishing of adequate service by such public utilities, municipal departments or commissions or for the public health or general welfare. Essential services shall not include buildings or towers subject to the wireless communication regulations of this chapter.

EXCAVATION – The removal or recovery by any means of soil, rock, sand, gravel, peat, muck, barrow, shale, limestone, clay or other mineral or organic substance other than vegetation from water or land. Common household gardening and grounds care are not considered excavation.

FAMILY – Either of the following:

- A. A domestic family which is one or more persons related by blood, marriage or adoption occupying a dwelling unit and living within a dwelling as a single housekeeping unit; or
- B. The functional equivalent of the domestic family which is persons living together in a dwelling unit whose relationship is of a permanent and distinct domestic character, and is the functional equivalent of a domestic family with a demonstrable and recognizable bond which constitutes the functional equivalent of the bonds which render the domestic family a cohesive unit. All persons of the functional equivalent of the domestic family must be cooking and otherwise operating as a single housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, combine, federation, or group, coterie, or organization which is not a recognized religious order, nor include a group of individuals whose association is temporary and resort/seasonal in character. There shall be a rebuttable presumption enforceable by the Zoning Administrator in the first instance that the number of persons who may reside as a functional equivalent family shall be limited to six.

FARM – A platted or unplatted parcel of contiguous land being at least five (5) acres in area and under single ownership or single operation on which bona fide farming is carried out by the owner, a manager or tenant farmer by means of his own labor, with the assistance from members of the household or by hired employees. The crops may be used for their own consumption or for

sale to others off the premises including a bona fide greenhouse, orchard or nursery where plants or flora are grown for the purpose of selling the agricultural products thereof off the premises. The farm shall not include the keeping, raising or breeding of any livestock, animals or fauna or the operating of hatcheries or stables, unless a permit for such use is granted from the Zoning Board of Appeals.

FENCE – A structure of definite height and location constructed of wood, masonry, stone, wire, metal, other similar material or combination of approved materials to serve as a physical barrier, marker or enclosure provided the fence does not consist of a solid masonry wall, low rise decorative fences or railings.

FENCE, DECORATIVE – A fence not necessarily used for enclosure, which is part of an overall landscape plan and constructed of natural materials such as wood, brick, stone or decorative metal.

FILLING – The depositing or dumping of any matter onto, or into, the ground; excluding waste, common household gardening and grounds care.

FITNESS CENTER or HEALTH CLUB – A facility which provides indoor exercise facilities, such as exercise machines and weight-lifting equipment, usually in a structured physical activity program supervised by professional physical fitness instructors or specialists in sports medicine. As defined herein, "personal fitness center" shall not include spectator seating for sports events. A personal fitness center may or may not be enclosed within a gym.

FLOOD LIGHT – A fixture designed to "flood" a well-defined area with light.

FLOODPLAIN – The land at a specified elevation subject to periodic flooding that have been defined by the Federal Emergency Management Agency (FEMA), i.e., lands within the one-hundred-year flood boundary,

FLOODWAY – The channel of a river or other watercourse and the adjacent land areas which must be reserved in order to discharge the base flood.

FLOOR AREA – The sum of all horizontal areas of each floor of the building or dwelling unit measured from the exterior faces of exterior walls or from the center line of walls separating dwelling units. Basements, unfinished attics, attached garages, breezeways, enclosed and unenclosed porches, patios and cellars shall not be considered as part of the floor area, except when utilized for commercial or institutional purposes.

FLOOR AREA, GROSS (GFA) – The area within the perimeter of the outside walls of the building, without deducting for hallways, stairs, closets/storage areas, wall thickness, columns or other features.

FLOOR AREA, USABLE (UFA) – The area used or intended to be used for the sale of merchandise or services, or to serve patrons, clients or customers. Floor area used or intended to be used for hallways, stairs, closets/storage areas, sanitary facilities or the storage/processing of merchandise shall be excluded from the computation of usable floor area. The measurement of usable floor area shall be the sum of the horizontal areas of each floor of a structure measured from the internal faces of the wall.

FLOOR AREA RATIO – Floor area in square feet, including basements, of all principal and accessory buildings divided by the area of the lot excluding existing public street right-of-way. Floor area shall exclude parking that is wholly underground but shall include any parking structure located above ground.

FOOTCANDLE (FC) – A unit of measure expressing the quality of light received on a surface. One foot-candle is the illumination produced by a candle on a surface, one foot square from a distance of one foot.

GARAGE – Part of a principal or accessory building or structure used primarily for the parking or storage of vehicles in connection with a permitted use.

GLARE – Lighting entering the eye directly from luminaries, or indirectly from reflective surfaces, that cause visual discomfort or reduced visibility.

GOLF COURSE – A public or private area consisting of fairways, greens and rough that may include a clubhouse and related accessory uses, provided that all structures and activities shall be an integral part of the golf course. Further, all clubhouses, restaurants, pro-shop facilities, etc., shall be secondary in nature to the golf course and may not be continued if the principal golf course activity shall cease or become the minor activity of the facility.

GRADE – The average of the lowest and highest elevations in an area within five feet of a building or structure's foundation.

GRADE, FINISHED – The resultant elevation of the land after completion of alterations and development.

GRADE, NATURAL – The grade as determined by the natural topography that existed before alteration.

GREENBELT – A landscaped area along a street between the curb or road shoulder and the front building, parking setback line or rear lot line to serve as an obscuring mechanism.

HAGGERTY ROAD PLANNED UNIT DEVELOPMENT (HPUD) – A unified mixed use development option located on property having frontage on Haggerty Road and intended to concentrate higher intensity uses and development along the Haggerty Road corridor, rather than adjacent mile roads.

HAZARDOUS OR TOXIC WASTE – Waste or a combination of waste and other discarded material (including but not limited to solid, liquid, semisolid or contained gaseous material) which because of its quantity, concentration or physical, chemical or infectious characteristics may cause or significantly contribute to the following if improperly treated, stored, transported, disposed of or otherwise managed: an increase in mortality; an increase in serious irreversible illness; serious incapacitating but reversible illness or substantial present or potential hazard to human health or the environment.

HAZARDOUS USES AND MATERIALS – Any use which involves the storage, sale, manufacture or processing of materials which are dangerous, combustible and/or produce either poisonous fumes or explosions in the event of fire.

HELIPAD, HELIPORT AND HELISTOP – Areas on a roof or on the ground used by helicopters or steep-gradient aircraft for the purpose of boarding and discharging passengers, patients or cargo. Accessory uses may include maintenance, overhaul or tie-down.

HIGH INTENSITY DISCHARGE (HID) – The technology used in most outdoor light fixtures illuminating large areas and surfaces. Fixtures using this technology include: mercury vapor, low pressure sodium, high pressure sodium, metal halide and pulse-start metal halide.

HOME OCCUPATION – An occupation customarily conducted in a dwelling unit that is clearly an incidental and secondary use of the dwelling.

HOSPITAL – A facility offering 24-hour emergency, inpatient and outpatient care and services for observation, diagnosis and active treatment of patients under the care and supervision of physicians and professional medical staff. The term hospital shall also include medical clinics or hospitals offering care in special fields such as eye, cardiac care, ear, nose, throat, pediatric, orthopedic, skin, cancer, burn centers, neo-natal care, children’s hospitals and ophthalmology centers.

HOTELS AND MOTELS – A hotel/motel with at least 10,000 square feet of conference room facilities shall also be considered a conference center. A building or part of a building, with a common entrance or entrances, where the dwelling units or rooming units are used primarily for transient occupancy and/or where which one or more of the following services are offered: maid service, furnishing of linen, telephone, secretarial or desk service and bellboy service. A hotel may include a restaurant or cocktail lounge, public banquet halls or meeting rooms.

ILLEGAL LOT, USE OR STRUCTURE – Any lot, use, structure or any combination thereof that was established in violation of this chapter and not approved by the Township following the effective date of this chapter.

IMPERVIOUS SURFACE – A surface that does not absorb or percolate water, including buildings, structures or pavement.

IMPROVEMENTS – Any additions to the natural state of land that increases its value, utility or habitability. Improvements include but are not limited to street pavements, with or without curbs and gutters, sidewalks, water mains, storm and sanitary sewers, landscape and other appropriate and similar items.

INDOOR RECREATION CENTER – An establishment which provides indoor exercise facilities, indoor court and/or field sports facilities and which may include spectator seating in conjunction with the sports facilities such as skating rinks, swimming pools, indoor golf facilities and bowling alleys. Auditoriums and stadiums are not included.

KENNEL – Any lot or premises on which three or more pets (but not including wild, vicious or exotic animals) of at least six months in age are kept either permanently or temporarily for the purposes of breeding, boarding, training, sale, protection, hobby, pets or transfer.

LAMP – The component of the luminaire that produces the actual light including luminous tube lighting, light emitting diode (LED) and other sources.

LANDFILL or SANITARY LANDFILL – Disposal by which the waste is buried between layers of earth to build up low-lying land.

LANDSCAPING – The treatment of the ground surface with live plant materials normally grown in Wayne County. In addition, a landscape design may include other decorative natural or processed materials, such as wood chips, crushed stone, boulders or mulch. Structural features such as fountains, pools, statues and benches shall also be considered a part of landscaping if provided in combination with live plant material.

LEVEL OF SERVICE – A qualitative measure describing operational conditions within a traffic stream; generally described in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience and safety.

LIGHT FIXTURE – The assembly that holds a lamp and may include an assembly housing a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror and a refractor or lens. A light fixture also includes the assembly for luminous tube fluorescent lighting, LED and other light sources.

LIGHT TRESPASS – Light that falls beyond the property it is intended to illuminate.

LOADING SPACE – An off-street space on the same lot with a building, or a group of buildings, for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

LOT (ZONING), LOT (PARCEL) – A piece of land, or contiguous parcels of land under one ownership described within fixed boundaries, of sufficient size and configuration to meet the

minimum site development requirements of this chapter excluding only public right-of-way or private road easement. A lot shall have frontage on a dedicated public or private road.

Where a lot is divided by a public street or a private road each part of such lot shall meet minimum area and bulk requirements for the zone in which it is located and shall be considered separate lots. A lot may also mean a portion of a condominium project, as regulated by Public Act No. 59 of 1978 [MCL 559.101 et seq., MSA 26.50(101) et. seq.], designed and intended for separate or limited ownership and/or use.

- A. LOT OF RECORD – A parcel of land, the dimensions of which are shown on a document or maps on file with the Wayne County Register of Deeds or in use by the Township or Township Officials and which actually exists as so shown; or any part of such parcel held in a recorded ownership separate from that of the remainder thereof, whether platted or described by metes and bounds.
- B. LOT AREA – The total horizontal area within the lot lines, exclusive of any abutting public street right-of-way, or private road easements or the submerged area of any river, pond or lake (below the shoreline or ordinary high water mark).
- C. LOT DEPTH – The horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.
- D. LOT FRONTAGE – The length of the front lot line measured along the right-of-way or easement line.
- E. LOT WIDTH – The straight line horizontal distance between side lot lines, measured at the minimum front yard setback.

LOT LINES – The fixed boundaries of a described by a survey or recorded plat.

- A. FRONT LOT LINE – The lot line separating said lot from the public-right-of way or easement. In the of a double frontage lot, it is the line separating the lot from that street which is designated as the front yard. A corner lot shall have two front lot lines.
- B. REAR LOT LINE – The lot line opposite, parallel and most distant from the front lot line and intersecting the side lot lines. Irregularly shaped lots may have more than one rear lot line. In the case of a triangular shaped, the rear lot line shall be an imaginary line parallel to the front lot line, not less than 10 feet in length and located entirely within the subject parcel.
- C. SIDE LOT LINE – Any lot line 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 TYPES

- A. CORNER LOT – A lot abutting two streets forming an interior angle of less than 135°.
- B. DOUBLE FRONTAGE LOT or THROUGH LOT THROUGH – A lot other than a corner lot that fronts upon two more or less parallel streets or upon two streets that do not intersect at the boundaries of the lot. In the case of a row of double frontage lots, all sides of said lots adjacent to streets shall be considered frontage and front yards shall be provided as required.
- C. INTERIOR LOT – Any lot other than a corner lot.

LOT, ZONING – Any single tract of land located within a single block which, at the time of filing for a building permit, is designed by its owner or developer as a tract to be used, developed or built upon as a unit under single ownership or control. A zoning lot shall satisfy this chapter with respect to area, size, setbacks, dimensions and frontage as required in the district in which the zoning lot is located. A zoning lot, therefore, may not coincide with a lot of record as filed with the County Register of Deeds, but may include one or more lots of record.

LM/M² – Lumen/Square Meter. A unit of measure expressing the quantity of light received on a surface. One LM/M² is the illumination produce one meter squared from a distance of one meter. One foot candle is 10.8 LM/M².

Kelvin (K) / Color Temperature – A unit of measure expressing the color temperature of light source and is a characteristic of visible light. A standard warm incandescent lamp bulb is between 2,700 and 3,300K. A cool white bulb has a color temperature of 4,100K. A bright blue sky is 10,000K and higher.

LUMINAIRE – The complete lighting system including the lamp and light fixture.

MAJOR THOROUGHFARE – An arterial roadway to serve longer distance travel to and through the Township with traffic volumes generally over 10,000 vehicles per day. Major thoroughfares are generally spaced at mile points and may also be referred to as "county primary roads" or "major arterials."

MANUFACTURED HOME – A manufactured dwelling unit transportable in one 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. A mobile home does not include a recreational vehicle.

MANUFACTURED HOME COMMUNITY – A parcel or tract of land under the control of a person, group or firm upon which three or more mobile homes or manufactured 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, together with any 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.

MASTER PLAN – The comprehensive land use plan including graphic and written proposals indicating the general location of planned land uses, streets, pathways, greenways, parks, schools, public buildings and design standards for all physical development of the Township including any geographic unit, sub area, chapter, part or amendment to such plan which shall be adopted by the Township Planning Commission or Board.

MEAT AND DAIRY PRODUCTS PROCESSING – The processing and packaging of meat products, dairy products, fats and oils; excluding live animals and slaughtering houses.

MEDICAL CLINIC – A public or proprietary establishment providing diagnostic, therapeutic or preventive medical, osteopathic, chiropractic, dental, homeopathic, holistic, acupuncture and psychological treatment of ambulatory, human patients on an outpatient basis by a group of practitioners licensed to perform such services and acting conjointly and in the same building for the purpose aforesaid. A medical clinic may incorporate customary laboratories and pharmacies incidental to or necessary for its operation or to the service of its patients, but may not include facilities for overnight patient care or major surgery.

MEZZANINE – An intermediate floor in any story occupying not more than fifty percent (50%) of the floor area of the story below.

MINI/SELF-STORAGE WAREHOUSE OR FACILITY – A building or group of buildings in a controlled-access and fenced compound that contain varying sizes of individual, compartmentalized and controlled-access stalls or lockers for the storage of customer's goods or wares.

MODULAR HOME – A dwelling which consists of prefabricated units transported to the site on a removable undercarriage or flatbed and assembled for permanent location on the lot.

MORTUARIAL USES – Mortuarial uses include the following land uses: cemetery, pet cemetery, memorial parks and gardens, columbarium, mausoleum, funeral home and crematorium as defined herein.

- A. **CEMETERY** – A parcel of land intended for the burial of deceased humans (or pets within pet cemeteries). A marker or memorial is erected at each gravesite for permanent remembrance of the deceased.
- B. **MAUSOLEUM** – A building or structure designed with vaults to hold many caskets or crematory urns. A mausoleum could be an elaborate grave marker for a single burial or be erected to house entire families as an alternative to family grave plots.

- C. FUNERAL HOME/MORTUARY/UNDERTAKING ESTABLISHMENT/ FUNERAL PARLOR – A facilities for funerals often including a chapel for funeral services; viewing rooms; visitation rooms, preparation rooms (embalming, cosmetic treatment and clothing of the deceased); display rooms and storage for caskets; garages for hearses and other equipment and administrative offices. A funeral home may include family living quarters for the funeral director/owner as an accessory use.
- D. CREMATORIUM – A location where bodies are consumed by incineration and the ashes of the deceased are collected for permanent burial or storage in urns.
- E. MEMORIAL PARKS – A location for burying the deceased where all gravestones must be of standard dimensions and flush with ground level.
- F. PET CEMETERIES – Cemeteries as defined herein for the expressed purpose of providing a gravesite and/or permanent marker/remembrance of deceased animals, typically household pets.
- G. COLUMBARIUM – A building or structure designed with niches for the location of urns to hold the ashes of cremated persons.

MOUNTING HEIGHT – The vertical distance between the surface to be illuminated and the bottom of the light source.

NONCONFORMING – List of related definitions is provided in Section 22.3.

NUISANCE FACTORS – An offensive, annoying, unpleasant or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being, or the generation, of an excessive or concentrated movement of people or things, such as, but not limited to noise, dust, smoke, odor, glare, fumes, flashes, vibration, shock waves, heat, electronic or atomic radiation, objectionable effluent, noise of congregation of people, particularly at night, passenger traffic or invasion of nonabutting street frontage by traffic.

NURSERY – A space, building, structure, or combination thereof, for the storage of live trees, shrubs or plants offered for retail sale on the premises including products used for gardening or landscaping. The definition of nursery within the meaning of this chapter does not include any space, building or structure used exclusively for the sale of fruit, vegetables or Christmas trees.

OFFSET – The distance between the center line of driveways or streets across the street from one another.

OFF-STREET PARKING LOT – A facility providing vehicular parking spaces, drives and aisles for maneuvering for more than two vehicles.

ORNAMENTAL TREE – A deciduous tree that is typically grown because of its shape, flowering characteristics or other attractive features and typically grows to a mature height of 25’ or less.

OPEN-AIR BUSINESS – Business and commercial uses conducted solely outside of any building unless otherwise specified herein. Examples of open air businesses include.

- A. Retail sales of garden supplies and equipment, including but not limited to, trees, shrubbery, plants, flowers, seed, topsoil, trellises and lawn furniture.
- B. Roadside stands for the sale of agricultural products, including fruits, vegetables and Christmas trees.
- C. Various outdoor recreation uses, including but not limited to tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving ranges and amusement parks.
- D. Outdoor display and sale of automobiles, recreation vehicles, garages, swimming pools, playground equipment and similar goods.

OPEN FRONT STORE – A business establishment so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure, such as ice cream and yogurt restaurants serving to patrons through a walkup window. The term "open front store" shall not include automobile repair establishment or automobile service stations. See also "restaurant."

OPEN SPACE – Required open space shall be on the same lot with the principal use and shall be unoccupied and unobstructed from the ground upward except for living plant material, recreation facilities, permitted signs, sidewalks, bike paths and necessary drives and utility lines unless as otherwise provided in this chapter.

OPEN SPACE COMMUNITY (OSC) – A unified residential development option in which dwelling units are planned in a more compact arrangement than a conventional subdivision and the project is designed to preserve natural features and provide open space/recreation areas.

ORDINARY HIGH-WATER MARK – The line between upland and bottomland which 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, the configuration of the soil surface and the vegetation.

OUTDOOR LIGHT FIXTURES – Outdoor artificial illuminating devices, outdoor fixtures, lamps and other similar devices, permanently installed or portable, used for flood lighting, general illumination or advertisement.

OUTDOOR STORAGE – The keeping, in an unroofed area, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours.

PAPER AND ALLIED PRODUCTS MANUFACTURING – The manufacturing of paper and allied products including pulp mills, paper mills paperboard containers and boxes, bags, sanitary paper products, stationary and other miscellaneous paper products.

PARCEL or TRACT – A continuous area or acreage of land which can be described as provided for in the Land Division Act (MCL 560.101 et seq.).

PEAK HOUR – A one-hour period representing the highest hourly volume of traffic flow on the adjacent street system during the morning (a.m. peak hour), during the afternoon or evening (p.m. peak hour), or representing the hour of highest volume of traffic entering or exiting a site (peak hour of generator).

PERFORMANCE GUARANTEE – A financial guarantee to ensure that all improvements, facilities or work required by this chapter will be completed in compliance with the ordinance, regulations and the approved plans and specifications of a development.

PETROLEUM AND COAL PRODUCTS MANUFACTURING – Uses involving petroleum refining, or asphalt and roofing materials, petroleum and coal products manufacturing.

PLANNED UNIT DEVELOPMENT – An integrated and coordinated development of various residential land uses, and in some cases nonresidential uses, comprehensively planned and approved as an entity via a unitary site plan which permits additional flexibility in building siting, usable open spaces and preservation of natural features.

PLANNED UNIT DEVELOPMENT (PUD) – A unified mixed use development option consisting of uses contained in two or more zoning district. At least one of the uses shall be non-residential.

PLANNING COMMISSION – The Planning Commission of the Charter Township of Northville, Wayne County, Michigan.

PORCH – A structure, attached to the ground, which serves as a covered entrance to a building, commonly enclosed in part and not heated or air conditioned.

PORTABLE MOVING AND STORAGE CONTAINERS - Mobile storage containers that are delivered to a lot, unloaded from a truck and left on the lot to be packed or unpacked by the occupant of the lot over a period of time, with a truck returning at a later date to remove the storage container. For the purpose of this Article, this definition shall not include freight containers located on a lot in an industrial district with township approval for storage of containers.

PRIMARY METAL INDUSTRIES INCLUDING FOUNDRIES – Blast furnaces, basic steel production, iron and steel foundries and nonferrous metals foundries, rolling and drawing including metal heat-treating.

PRINCIPAL BUILDING, STRUCTURE OR USE – The primary or predominant building, structure or use to which the premises are devoted and the primary reason the premises exist. No lot may contain more than one principal building, structure or use excepting groups of multiple-family dwellings, farm worker housing, retail business buildings or similar other groups of buildings.

PRIVATE ROAD – A road owned and maintained by the owners of the property it serves.

PRIVATE ROAD – A road owned and maintained by the owners of the property it serves and nonresidential principal buildings. Private roads include roads within site condominium projects, roads serving more than two two-family dwelling units and roads within commercial, office or industrial complexes. A private road may be used to provide public services such as utility easements, waste collection and emergency services. The definition of "private road" does not include drives serving multiple-family buildings with three or more attached dwelling units, parking lot aisles or drives connecting parking lots to internal roads.

PUBLIC UTILITY – Any person, firm, 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, transportation or water.

RECEPTION ANTENNA FACILITY – An exterior apparatus that is capable of receiving communications for radio or television purposes including satellite reception antennas but excluding facilities considered to be essential public service facilities or those preempted from Township regulation by applicable state, FCC or other federal laws or regulations.

RECREATION AREAS, OUTDOOR – Such uses shall include, but need not be limited to, the following: recreation fields, rinks or courts including football, softball, soccer, tennis, basketball, ice skating, hockey, in-line skating and similar activities; swimming pools open to the general public or operated by a private nonprofit organization and uses accessory to the above uses, such as refreshment stands, maintenance buildings, office for management functions, spectator seating and service areas, including locker rooms and rest rooms.

RECREATIONAL VEHICLE – Includes a tent or vehicular-type structure designed primarily as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle which is self-powered. Recreational units of this type shall include, but shall not be limited to, the following: travel trailers, camping trailers, tent trailers, motor homes and truck campers. Recreational units shall also include, but shall not be limited to, the following: boats, boat trailers, snowmobiles, snowmobile trailers, all terrain vehicles, dune buggies, horse trailers and similar equipment.

RECYCLING CENTER – A facility in which used material, such as paper, glass, plastic or motor oil is separated and processed prior to shipment to other locations for processing or manufacturing into new products. A recycling center is distinct from a junkyard or salvage yard.

RELIGIOUS INSTITUTIONS – An establishment, organization or association instituted to advance or promote religious purposes or beliefs at a physical site such as churches, mosques, temples and synagogues and religious societies founded by members of a faith. Such institutions shall be limited to nonprofit religious services and related activities. Permitted related activities may include living quarters for clergy and other members of religious orders who carry out their primary duties on site, religious education classes, church sponsored day care, youth centers, religious activities, office space and other similar activities customarily associated with religious institutions. Soup kitchens, rescue missions and residential facilities for men, women or families are not considered accessory uses. Temporary religious assemblies, such as tent revivals or other similar activities, are not included within this definition.

RESTAURANT – An establishment serving foods and/or beverages for consumption upon the premises within the structure serving such foods or beverages for remuneration.

RESTAURANT, CARRY-OUT – A restaurant for the selling of food or beverage which is served in disposable containers or wrappers for consumption primarily off the premises.

RESTAURANT, DRIVE-IN – A restaurant at which patrons are served from a drive-in window, by employees serving patrons while in a motor vehicle or at which consumption of food takes place within the motor vehicle on the premises.

RESTAURANT, DRIVE-THRU – A restaurant at which patrons pay for an order and pick up the order at a drive-thru window while in a motor vehicle.

RETAIL FOOD STORES – Grocery stores, meat and fish markets, fruit and vegetable markets, candy, nut and confectionery stores, dairy product stores and retail bakeries.

RETAIL BUSINESSES – Establishments that supply convenience goods such as but not limited to accessories, bakeries, beverages, clothing, crafts, dry goods, flowers, gifts, groceries, pharmaceuticals or other similar convenience retail goods.

RETAIL COMPARISON GOODS – Establishments that supply comparison goods such as but not limited to appliances, books, building supplies, carpet, hardware, home furnishings, household supplies, music, sporting goods and other similar convenience retail goods.

RETAIL SERVICES - Establishments that perform services on-site such as but not limited to, barber shops, beauty salons, copy/ mailing centers, data processing centers, dry-cleaning (drop-off), shoe repair, tailors and other similar service establishments.

RETAIL BUSINESSES, MISCELLANEOUS – Sporting goods and bicycle shops, bookstores, stationery stores, jewelry stores, hobby toy and game shops, photographic supply stores, gift novelty and souvenir shops, luggage and leather goods shops, florists, tobacco stores, news stands, optical goods stores and other uses similar in character and intensity.

RIGHT-OF-WAY – A public or private strip of land acquired or utilized by reservation, dedication, easement, prescription, purchase or condemnation and permanently established for the passage of persons, vehicles, railroads, water, utility lines and other similar uses.

SALVAGE BUSINESS – An 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 salvage yard includes junk yards and similar facilities, including automobile wrecking yards and any open area greater than 200 square feet that is used for storage, keeping or abandonment of junk.

SCREENING – The method by which a view of one site from or use is shielded, concealed or hidden. Screening techniques include fences, walls, hedges, berms, or other physical features.

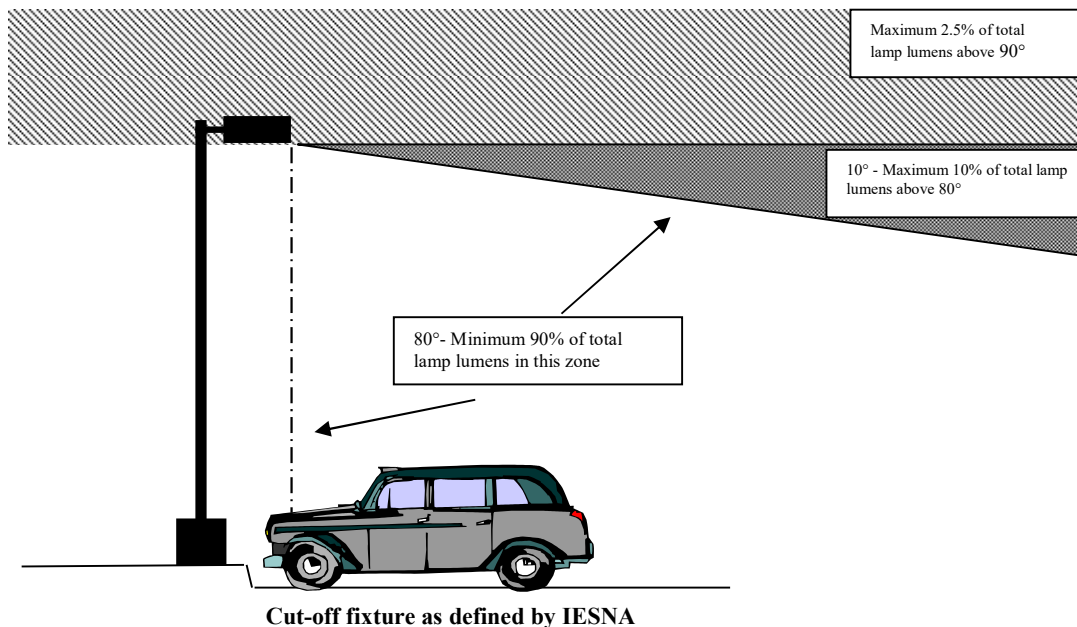
SENIOR HOUSING – Housing constructed for the exclusive use of an individual 55 years of age or older or for a couple where at least one of the individuals is over the age of 55. Senior housing may include the types of facilities listed below:

- A. **SENIOR APARTMENTS** – Multiple-family dwelling units where occupancy is restricted to persons 55 years of age or older.
- B. **CONGREGATE OR INTERIM CARE HOUSING** – A semi-independent housing facility containing congregate kitchen, dining, and living areas, but with separate sleeping rooms. Such facilities typically provide special support services, such as transportation and limited medical care.
- C. **DEPENDENT HOUSING FACILITIES** – Facilities such as convalescent homes and nursing homes which are designed for older persons who need a wide range of health and support services, including personal nursing care.

SERVICE DRIVE – An access drive which parallels the public right-of-way in front of or behind a building or buildings or may be aligned perpendicular to the street between buildings, which provides shared access between two or more lots or uses.

SETBACK – The distance required to obtain the minimum required distance between the front, side or rear lot lines and the building line or parking lot. Setbacks from a public street or private road shall be measured from the right-of-way line or easement. Setbacks shall remain as open space as defined herein, unless otherwise provided for in this chapter.

SHIELDED FIXTURE – Outdoor light fixtures constructed so that light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted, i.e. a shoebox-type fixture or a cutoff fixture as defined by the IESNA’s Luminaire Classification System (LCS). The fixtures frequently have a flat, horizontally oriented lens and opaque (usually metal) sides. A luminaire mounted in a recessed fashion under a canopy or other structure so that the surrounding structure effectively shields the light in the same manner is also considered fully shielded for the purposes of this Chapter.



SHOPPING CENTER – A grouping of two or more business establishments developed in accordance to an overall plan and designed and built as an interrelated project. Buildings constructed on out lots shall not be considered part of the shopping center unless access and parking easements are provided.

SHORELINE – The edge of a body of water measured at the ordinary high-water mark.

SIGHT DISTANCE – The length of roadway visible to the driver. Generally related to the distance or time (perception/reaction time) sufficient for the driver to execute a maneuver (turn from driveway or side street, stop or pass) without striking another vehicle or object in the roadway.

SLAUGHTERHOUSES – The processing and packaging of meat products, dairy products, fats and oils; excluding live animals and slaughtering houses.

SPECIAL LAND USE – A use of land for an activity which, under usual circumstances, could be detrimental to other land uses permitted within the same district but which may be permitted because of circumstances unique to the location of the particular use and which use can be

conditionally permitted without jeopardy to uses permitted within such district. Such uses are defined as "special land uses" in the Township Zoning Act (MCL 125.271 et seq.).

SPOT LIGHT – A lighting assembly designed to direct the output of a contained lamp in a tightly focused direction (a beam) with a reflector located external to the lamp.

STABLE, COMMERCIAL – A facility for the rearing and housing of horses, mules and ponies or for riding and training academies.

STABLE, PRIVATE – A facility for the rearing and training of horses, ponies and mules which are owned by the occupant of the dwelling unit.

STORY – That part of a building, except a mezzanine defined herein, included between the surface of one floor and the surface of the next floor, in instances where there is no floor above, then ceiling next above. A story thus defined shall not be counted as a story when more than 50% is below the height level of the adjoining ground.

STORY, HALF – An uppermost story lying under a sloping roof; the usable floor area of which the height at four feet above the floor does not exceed 1/2 of the floor area in the story directly below and the height above at least 200 square feet of floor space is seven feet six inches.

STREET – Any public or private thoroughfare or right-of-way, other than a public or private alley, dedicated to or designed for travel and access to any land, lot or parcel, whether designated as a road, avenue, highway, boulevard, drive, lane, place, court or any similar designation.

STRUCTURE – Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. Structures include, but are not limited to, principal and accessory buildings, radio, television and cellular phone towers, decks, fences, privacy screens, walls, antennas, swimming pools, signs, gas or liquid storage facility, mobile homes, sidewalks and landscape improvements. Approved regulatory signs, sidewalks, pedestrian paths, necessary public utilities, driveways, frontage roads and landscaping shall not be considered a structure.

SWIMMING POOL – Any permanent, nonportable structure or container located either above or below grade designed to allow holding of water to a depth of greater than 24 inches, intended for swimming, bathing or relaxation. The definition of swimming pool includes spa, hot tubs and similar devices. A swimming pool shall be considered an accessory structure for purposes of computing lot coverage.

TEMPORARY CONSTRUCTION BUILDING OR STRUCTURE – A facility used as a construction office or for the storage of materials such as, but not limited, to construction material, tools, supplies or equipment, in conjunction with an approved development project.

TEMPORARY SALES OFFICE – A building or structure used for the sale of homes in conjunction with the development of a residential project.

TEMPORARY USE OR EVENT – An outdoor event intended for a short period of time specified herein within any zoning district. A temporary use shall not be interpreted as a continuance of a nonconforming use.

TEXTILE MILLS AND APPAREL PRODUCTION – The production of textile products into apparel, home furnishings, automotive trimmings and other textile products.

THEATER – An enclosed building used for presenting performances or motion pictures which are observed by paying patrons from seats situated within the building. ("Theater" is distinct from adult theater defined separately under adult regulated uses.)

TOWNSHIP – The Charter Township of Northville, Wayne County, Michigan.

TRAFFIC IMPACT STUDY – The analysis of the potential traffic impacts generated by a proposed project. This type of study and level of analysis will vary dependent upon the type and size of the project.

- A. **REZONING TRAFFIC IMPACT STUDY** – A traffic impact study which contrasts typical uses permitted under the current and requested zoning or land use classification. This study usually includes a trip generation analysis and a summary of potential impacts on the street system.
- B. **TRAFFIC IMPACT ASSESSMENT** – A traffic impact study for smaller projects which are not expected to have a significant impact on the overall transportation system but will have traffic impacts near the site. This type of study focuses on the expected impacts of a development at site access points and adjacent driveways.
- C. **TRAFFIC IMPACT STATEMENT** – A traffic impact study which evaluates the expected impacts at site access points and intersections in the vicinity.
- D. **REGIONAL TRAFFIC IMPACT STUDY** – A comprehensive traffic impact study for large projects expected to have a significant long-term impact on the street system. Such a study evaluates the impacts over a long period and may involve analyses of alternate routes. This type of study is typically prepared using a computer model which simulates traffic patterns.

TRIP (i.e., DIRECTIONAL TRIP) – A single or one-direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site.

UNIFORMITY –A measure indicating how evenly light is distributed across a surface. Typically the measure is expressed as a ratio of one value to another, such as average to minimum or maximum to minimum. Using ratios, perfect uniformity would be 1:1.

URGENT CARE – An establishment where outpatients are examined and treated by a group of physicians, dentists or similar professionals. A medical clinic may incorporate customary laboratories and pharmacies incidental to or necessary for its operation or to the service of its patients, but may not include facilities for overnight patient care or major surgery.

VEHICLE - A piece of mechanical equipment used for transportation such as an automobile, truck, van, motorcycle and other similar devices. Any motorized vehicle intended to be driven on roads or trails, such as cars, trucks, vans and motorcycles.

VEHICLE SERVICE FACILITIES - A building or premises used primarily to provide general maintenance on automobiles such as oil change and lubrication; servicing and repair of spark plugs, batteries, pumps, belts, hoses, air filters, windshield wipers and distributors; mufflers and exhaust replacement, brakes and shock absorbers; radiator cleaning and flushing; sale and installation of automobile accessories such as tires, radios and air conditioners; wheel alignment, balancing and undercoating, excluding tire recapping or grooving or any major mechanical repairs, collision work or painting. An automobile maintenance/service establishment may also sell gasoline, but is distinct from an automobile service station.

VEHICLE/VEHICLE DEALERSHIP, SALES AND RENTAL – A building or premises used primarily for the sale or rental of new and used automobiles and other motor vehicles such as motorcycles, boats, recreational vehicles or other similar methods of transportation. May include outdoor display and accessory indoor maintenance and/or repair.

VEHICLE REPAIR ESTABLISHMENT (MAJOR) – An automotive repair establishment which in addition to minor repairs as defined above may conduct one or more of the following: engine rebuilding, rebuilding or reconditioning of motor vehicles; collision service; overall painting and undercoating of automobiles; major overhauling of engine requiring removal of cylinder head or crank case pan; recapping or retreading of tires; steam cleaning and other similar activities.

VEHICLE WASHES – A building or structure, or portion thereof, containing facilities for washing motor vehicles using production line methods with a conveyer, blower, steam-cleaning device or other mechanical washing devices. Automobile washes include coin and attendant operated drive-through, automatic self-serve, track-mounted units and similar high-volume washing establishments, but exclude hand washing operations.

VEHICLE SERVICE/FILLING STATION – Buildings and premises used for the purpose of retail such as gasoline, oil, grease, batteries, tires, mufflers, automotive accessories, and other similar products, routine automotive maintenance and minor automobile repair as defined above. An automotive service station may also include accessory retail sales of convenience items.

VETERINARY CLINIC – A facility providing diagnosis, treatment, surgery and similar veterinary care for small domestic animals with no overnight boarding and indoor boarding of a maximum three animals at any one time.

VETERINARY HOSPITAL – A facility which provides diagnosis, treatment, surgery and other veterinary care for domestic animals, horses and livestock. A veterinary hospital may include outdoor boarding incidental to treatment.

VEHICLES AND TRANSPORTATION EQUIPMENT MANUFACTURING - Manufacturing of motor vehicles, aircraft, boats, motorcycles, boats, railroad equipment and other miscellaneous transportation equipment.

WALL – A structure of definite height and location to serve as an obscuring screen in carrying out the requirements of this chapter.

WASTE RECEPTACLE – A container, such as a dumpster, used for the temporary storage of rubbish or recycling materials, pending collection and having a capacity of at least one cubic yard.

WATERCOURSE – A natural or artificially created trench which periodically or continuously contains moving water and has definite banks, a bed and visual evidence of a continued flow or occurrence of water including but not limited to a lake, pond, river, canal, channel, swamp, creek, marsh or outcropping of water.

WETLAND – Land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life. Wetlands may also be referred to as a bog, swamp or marsh.

YARDS – The open spaces on the same lot with a main building unoccupied and unobstructed from the ground upward except as otherwise provided in this chapter and as defined herein.

- A. **FRONT YARD** – 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 point of the main building.
- B. **REAR YARD** – 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 point of the main building. In the case of a corner lot, the rear yard may be opposite either street frontage.
- C. **SIDE YARD** – An open space between a 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 on the side lot line to the nearest point of the main building.

ZONING DISTRICT – A portion of the Township, within which certain regulations, requirements or various combinations thereof apply under the provisions of this chapter.

ZONING VARIANCE – A modification of a Zoning Ordinance standard granted when strict application of the ordinance would cause a practical difficulty or unnecessary hardship upon the individual property in which the variance is requested.

§ 170-44.2 Construction of language.

For the purpose of administering this chapter, the following rules shall apply:

- A. The particular shall control the general.
- B. All words and phrases used in this chapter shall be construed and understood according to the common preferred usage of the language. However the technical words, phrases and those that may have acquired a peculiar and appropriate meaning in the law shall be construed and understood according to such peculiar and appropriate meaning.
- B. Words used in the present tense shall include the future. Words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- C. Words referring to the masculine gender may be extended and be applied to females as well.
- D. In the case of any difference of meaning or implication between the text of this chapter and any caption or illustration, the text shall control.
- E. The words "person," "applicant," "petitioner," "proprietor," "property owner" and "operator" shall include any recognized form of legal entity.
- F. The word "property," "lot," "parcel," "tract," "real estate," "premise," "plot" and "land" shall be interpreted to mean real property as delineated and described by legal documents and instruments.
- G. The word "road" shall also mean "highway," "street," "alley," "drive," "cul-de-sac," "land" or other public thoroughfare or approved private road.
- H. The word "building" or "structure" includes any part thereof.
- I. The terms "abutting," "abuts," "adjoins," or "adjacent to" include property across the street from. This term also applies to lands in adjacent communities.

- J. The words "used" or "occupied", when applied to any land or building, shall be construed to include the words "intended," "arranged" or "designed to be used or occupied."
- K. The words "shall" and "required" are always interpreted as mandatory and never as permissive or discretionary.
- L. The word "may" means a provision is permissive or discretionary, with the decision made by the designated Township administrator or official unless another party or individual is specifically identified.
- M. Unless the context clearly indicates the contrary, the conjunctions noted below shall be interpreted as follows:
- (1) "And" indicates that all connected items, conditions, provisions or events shall apply.
 - (2) "Or" indicates that the connected items, conditions, provisions or events may apply singularly or in any combination, i.e. read as "and/or".
 - (3) "Either...or" indicates that the connected items, conditions, provisions or events shall apply singularly but not in combination.
- N. The words "written" and "in writing" may be construed to include printing, engraving, publishing and stamping, except in all cases where the written signature of any person is required, it shall always be the proper handwriting of such person; or in case they are unable to write, their proper mark.
- O. Whenever a reference is made to several sections and the section numbers are connected by the word "to" or "and," the reference includes both sections whose numbers are given and all intervening sections.
- P. In computing a period of days, the first day is excluded and the last day is included. If the last day of any period is a Saturday, Sunday or legal holiday, the period is extended to include the next day which is not a Saturday, Sunday or legal holiday.