

ARTICLE 7--SUPPLEMENTAL REGULATIONS FOR DISTRICTS---

The provisions of this Ordinance shall be subject to such additions, exceptions or modifications as herein provided by the following supplementary regulations.

7.01 Use of Existing Lots of Record

In any district where dwellings are permitted, a one family detached dwelling may be erected on any lot of official record prior to the effective date of this Ordinance regardless of its area or width, provided, however, that (a) no lot shall be deemed to be less than forty (40) feet wide for the calculation of yard requirements; (b) the sum of the side yards widths need not exceed thirty (30) per cent of the width of the lot, or if a corner lot, the side yard adjoining the side street shall be not less than eight (8) feet; and (c) the depth of the rear yard shall not be less than twenty (20) feet. In no case shall any side yard be less than six (6) feet in width.

7.02 Accessory Buildings

An accessory building may be erected detached from the Use By Right building or, it may be erected as an integral part of the Use By Right building. When erected as an integral part of the Use By Right building it shall comply in all respects with the requirements of the District in which it is located.

Detached accessory buildings and garages shall not occupy more than thirty (30) per cent of any required rear yard space; they shall not be nearer to the side lot line or rear lot line than six (6) feet; and they shall not exceed one (1) story in height. Accessory buildings or garages may be considered as attached to the principal building when the distance between structures is solidly covered by a breezeway, portico, covered colonnade or similar architectural device.

7.03 Lots in Two Districts

Where a district boundary line divides a lot in single or joint ownership of record at the time of adoption of this Ordinance, the regulations of the less restricted portion of such lot shall extend not more than thirty (30) feet into the more restricted portion, provided the lot has frontage on a street in the less restricted district.

7.04 Recreational, Religious and School Facilities

Plans for recreational, religious or school facilities, including buildings and the location thereof, in the district in which they are a permitted use, shall require approval by the Township Board prior to any construction or permit being issued for same.

7.05 District Changes For New Plats

Hereafter any parcel of land formerly described by metes and bounds, the boundaries of which have been proposed for a recorded residential plat, shall comply with all the requirements of the district in which it is located. Information concerning such plat shall be submitted to the Planning Commission for a proper zone classification change, if required, and prior to the Township Board's approval of such plat.

7.06 Billboards and/or Signs

7.06-1 Permit Required

Billboards and/or business signs as permitted only in the AG and B4 Districts shall not be constructed or erected, or attached to a building prior to the issuance of a permit by the Zoning Inspector. Any question on classification, either as to billboard or sign, shall be fixed by the Zoning Inspector or as defined in this Ordinance.

7.06-2 Location of Billboards

Any billboard or advertising structure, where permitted in either the AG or B4 District and when erected, shall conform to any applicable building sideyard width or front yard depth requirement of the district, except, that at the intersection of any State or Federal highways, with a major or secondary street, there shall be a setback of not less than one hundred (100) feet from the established right-of-way of each such highway or street.

7.06-3 Location of Business Signs

Business signs or structures permitted only in the B4 District shall be set back from the established right-of-way line of any highway or street a distance equal to the front yard requirement, and shall conform to any applicable sideyard widths of the district.

7.06-4 Visibility For Billboards and/or Business Signs

No billboard or business sign shall be constructed or erected on a lot at any location whereby such structure partially or wholly obstructs adjoining commercial or industrial properties from enjoying equal opportunity for advertising.

7.06-5 Real Estate Signs

Such signs are permitted in all districts but shall not exceed twelve (12) square feet for each lot or parcel of land, and in no case shall the aggregate area advertised have a sign exceeding two hundred forty (240) square feet in area.

7.06-6 Identifying Signs

In any district identifying signs are permitted, but shall not exceed twelve (12) square feet in area.

7.06-7 Name Plates

Name plates permitted in all districts shall not exceed one (1) square foot in area except wherein there is need for a directory or other listing of tenants at the entrance of a building.

7.06-8 Illumination

Any billboard and/or business sign may be illuminated provided the source of light is not visible. Real estate and identifying signs shall not be illuminated when located in any RS District. Name plates when used in any district shall not be illuminated.

7.07 Office-Street parking Requirements

7.07-1 General

In all districts there shall be provided at the time any building is erected or is enlarged or increased in capacity, off-street parking spaces for automobiles. Each required off-street automobile parking space shall have an area of not less than one hundred eighty (180) square feet, exclusive of access aisles or drives.

7.07-2 Separate or Combined Parking Area

A separate off-street parking area shall be provided for each use, or the parking area required for two (2) or more uses may be combined and used jointly, provided the total of such off-street parking area supplied collectively shall not be less than the sum of the requirements for the several uses computed separately.

7.07-3

In all districts in connection with every residential, business, industrial, institutional, recreational, and similar uses, space for off-street parking shall be provided in accordance with the following schedule:

<u>USE</u>	<u>NUMBER OF SPACES</u>
A. Dwellings	
One and two family -- each dwelling unit	1
Multiple-family -- each dwelling unit	1
B. Places of Public Assembly	
Churches -- for each four seats	1
Community Centers -each 50 sq. ft./floor area	1
Schools-----for each four students	1
Stadium or athletic parks--each, four seats	1
Bowling Alleys-----each alley	8
Municipal and Civic Buildings--each 50 sq. ft. of floor area	1
C. Clubs, lodges, camps and other recreational buildings -- for each sq. ft. of floor area	1
D. Hospitals, institutions, and clinics for each patient bed	1
Clinic or office--for each doctor	6
E. Offices, all types except doctors and dentists for each 200 sq. ft. of floor area	2

- F. General business and any service establishments for each 100 sq. ft. of ground floor area (loading or unloading space not included in parking space) 300 sq. ft./parking space
- G. Restaurant or bar (food, soft drinks, and alcoholic beverages served on the premises) each 2 seats 1
- H. Manufacturing, processing and/or fabrication, warehouse and storage building and experimental laboratories -- for each 3 employees on maximum shift 1

7.07-4 Parking Areas---Development and Maintenance

Every parcel of land hereafter established as an off-street public or private parking area for more than five (5) vehicles, including a municipal parking lot, commercial parking lot, automotive sales and/or service lot, and accessory parking area for multiple dwellings, business, industries, public assembly and institutional shall be developed with the following requirements:

- A. It shall be effectively screened on each side which adjoins or faces premises situated in any RS district by a fence of acceptable design, wall or compact evergreen hedge. Such fence, wall, or hedge shall be not less than four (4) feet or more than six (6) feet in height and shall be maintained in good condition.
- B. It shall be properly graded for drainage, surfaced as required by the Township Board and maintained in good condition, free of dust, trash and debris.
- C. It shall not be used for repair, dismantling or servicing of any vehicles.
- D. It shall be provided with entrances and exits so located as to minimize traffic congestion.
- E. Lighting facilities shall be so arranged as to reflect the light away from adjoining properties.

7.07-5 Parking Areas--Required Set Back From Street

No part of any public or private parking area regardless of the number of spaces provided shall be closer than five (5) feet to the public street right-of-way line.

7.08 Off-Street Loading Requirements

7.08-1 Location of Off-Street Loading Space Required

Off street loading space may occupy any part of any required side or rear yard space but shall not occupy the front yard space in any district.

7.08-2 Amount of Off-Street Loading Space Required

At least the following amounts of off-street loading space shall be provided, plus an area of means adequate for maneuvering, ingress and egress:

- A. For structures containing less than twenty thousand (20,000) square feet of gross floor area, one (1) loading space shall be provided.
- B. For structures containing twenty thousand (20,000) or more square feet of gross floor area, the number of berths specified in the following table:

<u>Square Feet of Required Number of Berths</u>	<u>Gross Floor Area</u>
20,000 up to and including 40,000	1
40,001 up to and including 100,000	2
For each additional 90,000	1

Each such berth shall be not less than ten (10) feet in width, thirty-five (35) feet in length and fourteen (14) feet in height.

- C. The design and construction of entrances and exits to any public highway shall be approved by the Township Building Inspector.