

Special Use Permit/ Site Plan Review Application

WHITEWATER TOWNSHIP

5777 Vinton Road, PO Box 159
Williamsburg MI 49690
PH (231) 267-5141 Fax (231) 267-9020

Case No. 5C1182024-02
Date Rec. 03/21/2024 ✓
Fee 100.00
25707

Property Information

Parcel Number 28-13-109-010-12
Address 10890 MUNRO RD
Zoning District A1 Acres 1.45 Current Use RESIDENTIAL

Property Owner Information

Name Scott Trumbull
Address 10890 Munro Rd.
Phone 419-467-4422 Fax _____


Applicant Information

Name SAME
Address _____
Phone _____ Fax _____

Description of Proposed Use (Use reverse side or attach pages as needed)

SEE ATTACHED
MAJOR HOME OCCUPATION - SPECIALTY FOOD PROCESSING

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.


Signature of Applicant

3/21/24
Date

I hereby grant permission for members of the Whitewater Township Planning Commission and the Zoning Administrator to enter the above described property for the purposes of gathering information related the this application.


Signature of Property Owner

3/21/24
Date

TREASURER Chadella M. Beer DATE 3/21/24

Description of Proposed Use

I would like to use the accessory building, which is an existing building on my property for the use of my business. The proposed business is a specialty food processing business. The business is mainly focused on the production of mustard. This business will require no changes to the existing driveway. The building will have a kitchen which will be inspected and regulated by MDARD. The production of mustard will have no smell outside of the building and the only waste that will be produced will be water used to clean the facility after food production has been completed for the day.

Deliveries of raw material will come in once every quarter in a semi truck and will be offloaded with a fork lift. Pick ups will be completed with box trucks and semi trucks twice per month, again with a forklift.

The production process will consist of getting raw materials together in a mixing container roughly 200 - 300 lbs pumping that material through a stone mill and then loading the completed product into jars to be shipped out for wholesale. There will be no retail business at the proposed location at any time, now or in the future.

The proposed site will have a sign above the garage door indicating the name of the business. The sign will comply with all state and local requirements.

Whitewater Township
5777 Vinton Road | P.O. Box 159
Williamsburg, Michigan 49690

Special Land Use: Case # SLUP 2024-02

Applicant: Scott Trumbull
Address: 10890 Munro Road
Williamsburg, Michigan 49690

Phone: 419.467.4423

Parcel ID: 28-13-109-010-12

Zoning District: A1 - Agriculture

Use Request: Applicant is applying for a Special Use to operate a **Major Home Occupation** in an Accessory Building as a special land use subject to site plan review.

HOME OCCUPATIONS: An occupation or business activity located within a residential dwelling or in an accessory building which is clearly subordinate to the principal residential use.

Summary: The Whitewater Township Zoning Ordinance allows for a special use to be permitted in the A1-Agricultural district per the requirements of Article 37, Section 37.40 (copy attached). A Major Home Occupation (Article 37, Section 37.40B) can be conducted within the residence and/or an accessory building, and stipulates that this type of occupation requires a special use permit from the Planning Commission subject to the provisions in Article XXV, Section 25.21.C.

ZONING DISTRICT STANDARDS

1.00 By establishing the parcel location in the A-1 Agriculture zoning district, and by following each sequential zoning district and the referenced permitted uses, the Zoning Administrator has determined that a home occupation (further classified as a major home occupation) is a permitted use. Additionally, the permitted use is subject to special use review by the Planning Commission.

- 1.10** Article XII establishes building sizes, lot sizes, and yard requirements for all zoning districts
- The minimum lot width required is 200' (two-hundred) feet. **Compliant**
 - The minimum lot area required is 40,000 (forty thousand) square feet. **Compliant**
 - The minimum front yard setback required is 30' (thirty) feet. **Compliant**
 - The minimum side yard setback required is 15' (fifteen) feet. **Compliant**
 - The minimum rear yard setback required is 30' (thirty) feet. **Compliant**

SITE/PLOT PLAN REVIEW

1. Application form and fee. **Fee of \$100 paid to Robert Hall on 3/21/2024 receipt #25205**
2. Name, address and phone number of the applicant. **Confirmed on the application**
3. North arrow. **Contained on the GIS map**
4. Legal description of the property. **Tax bill attached with confirmation.**
5. A plan drawn to scale. **GIS map drawing and interior of structure layout attached.**
6. Property lines and dimensions. **Contained on the GIS map**
7. Existing and proposed parking including the number of spaces provided and the number required according to Section 34.00, Off Street Paring and Loading. If changes are made to the parking area, a detail of the pavement, storm water runoff calculations and a description of detentions methods shall be provided.
8. Details of any existing, new, or changes to driveways. **No plans to change.**
9. Location and details of existing or proposed signage. **Possible signage on accessory structure.**
10. General illustration of existing or proposed landscaping. **Contained on GIS map, no plans to add.**
11. Layout of existing or proposed utilities. **Visible upon site inspection**
12. Layout of existing or proposed drainage. **Visible upon site inspection**
13. Floor plan of the building under consideration and building elevations if applicable. **Attached.**
14. Any other items as requested by the Zoning Administrator. **Included a history of Farm View Foods.**

2.00 Having established that the zoning ordinance declares that a Major Home Occupation is subject to special use review by the Planning commission, then it follows that a site plan review is also mandated.

2.10 The plot-plan/site plan contains all of the essential elements as required in Article XXV, Section 25.20.C with the exception of parking being delineated as required under Article XXXIV. The applicant has sufficient area for parking capacity if needed in the future.

SPECIAL LAND USE REVIEW

3.00 HOME OCCUPATIONS (Major Home Occupation) Article XXXVII, Section 37.40.B

B. Major Home Occupations can be conducted within the residence and/or an accessory building located on the property. Signage shall be allowed on site and non-resident employees may be allowed. Further, this type of occupation shall require a special use permit from the Planning Commission and meet the special conditions listed in Article 25.22 (C). Examples - Hairdresser, Retail Shops (including antiques and gifts) and similar uses as determined by the Planning Commission.

3.10 Article XXV, Section 25.22 further provides:

1. At no time shall the number of vehicles on site impose a negative impact on adjacent uses. frequent shipments or deliveries by vehicles having more than two drive-axels are prohibited.
2. The occupation may offer for sale any article or service provided that the sale of any articles shall not have a negative impact on the surrounding areas with regard to noise, light, odors, etc.
3. Hours of operation shall be stipulated by the Planning Commission.
4. Signage size and number(s) shall be determined by the Planning Commission.

5. Home Occupations shall only be permitted when endorsed by the property owner (if applicant is not the property owner). All application materials, site/plot plans and final conditions shall be authorized by the property owner.
6. Such other conditions as may be determined by the Planning Commission.
7. The occupation shall be required to submit an annual permit for administrative review. All annual permits shall be received by the Zoning Administrator by January 15. **Special uses run with the land along with any conditions placed on the parcel by the Planning Commission.**

In the event the Zoning Administrator determines that the occupation no longer complies with the original approval by the Planning Commission, the applicant will be required to submit a revised application for special use approval to the Planning Commission.

(Non-compliance with the zoning ordinance or the approved special land use permit is a VIOLATION. This particular VIOLATION could be remedied by submitting a revised special use application)

RECOMMENDATION

PLOT PLAN

After noting that there is sufficient parking (or deferred parking area available) for the proposed use, the Zoning Administrator would recommend that the Planning Commission make independent findings and conclusions that would support approval of the site plan as presented.

SPECIAL USE

Zoning Administrator would recommend that the Planning Commission make independent findings and conclusions that would support approval of the requested special use as a MAJOR HOME OCCUPATION on located at 10890 Munro Road, Williamsburg, Michigan.

Submitted for Planning Commission review –

Farm View Foods

Zach Hunter, my business partner, and myself, Scott Trumbull are requesting a special use permit to run a food processing company in an existing accessory building located at my residence, 10890 Munro Rd.

Background:

Zach and I found ourselves lost in the daily grind working for separate businesses, but we both knew we wanted to be our own bosses. In a long four year search, we found a food processing business that was selling their assets. The owner was in poor health, and the building he was operating out of had been sold. The past owner's strong passion for the business and his dream for the business to remain in operation under different ownership, drove us to become very interested in this business. We reviewed the company and decided this would be something we could jump into without any knowledge of the food production business and be successful at our dream of being our own bosses. Conveniently, I built an accessory building next to my house back in 2022, which is the perfect place for us to build out a food processing kitchen.

Our Plan:

Starting out, our main focus will be producing mustard. It just so happens that the original company (Old Bech's) was based out of downtown Elk Rapids. It will be great to bring a local favorite back to the area. To our surprise, it does not take much square feet to produce mustard. We will be able to use one third of the existing accessory building to convert it into a state of the art food production kitchen. Some of the great things about mustard is that it does not have an odor outside of the production area and there is no by product that has to be discarded. Our kitchen does not impose any danger to the local area due to the fact that it does not require any open flame to heat the product. If we move forward with producing other products such as BBQ sauce, preserves, and salsa, we have electric kilns that are self contained to heat the product, with no fire hazard. Shipping and receiving will be performed on Munro Rd. and there will never be any retail performed onsite. The volume of truck traffic coming will be based upon sales. The previous owner indicated that trucks came twice a month to pick up and once a quarter to drop off raw material. There will be no changes to the exterior of the building or the property. The kitchen will be inspected annually by MDARD which is a Michigan State Department.

One of the great perks of being located in this town is a local farmer is willing to grow mustard and sell it to us. We will be sourcing our honey, and any fruit used in our product locally as well. These local connections will be a fun part of this business and will allow us to say that we are a truly local company.

About Us:

My Business Partner Zach Hunter and I come from completely different backgrounds. Zach is from the industrial world, at a medical supply company in Traverse City. I come from an aviation background operating a couple small aviation businesses in the Toledo and greater Detroit area. Zach was born and raised in Williamsburg, where he still resides. I was born and raised in a suburb of Toledo and moved up here in 2004, out for a while and back in 2020. Zach and I both share a passion for food and business which pushed us to pursue this endeavor. We believe that this business will allow us to enjoy what northern Michigan has to offer together with running a successful business.

200 ft

653 ft elevation

Weather

Gay Rd

Munro Rd

650ft

660ft

TRUMBULL
SCOTT

Munro Rd

HUBBELL
KENDRA
B & HEARY
RYAN J

640ft

mapbox

Hyb
2D



10890 MUNRO RD
SCOTT TRUMBULL
419-467-4423



200'

15'
OFFSET

33' R/W

↑
145'
↓

DRIVE WAY

1.45 ACRES

FIELD

301.58'

ELECTRIC
METER
(NEW)

329.88'

Accessory
Building

70'

TANK

15.6'

HOUSE

56'

WELL

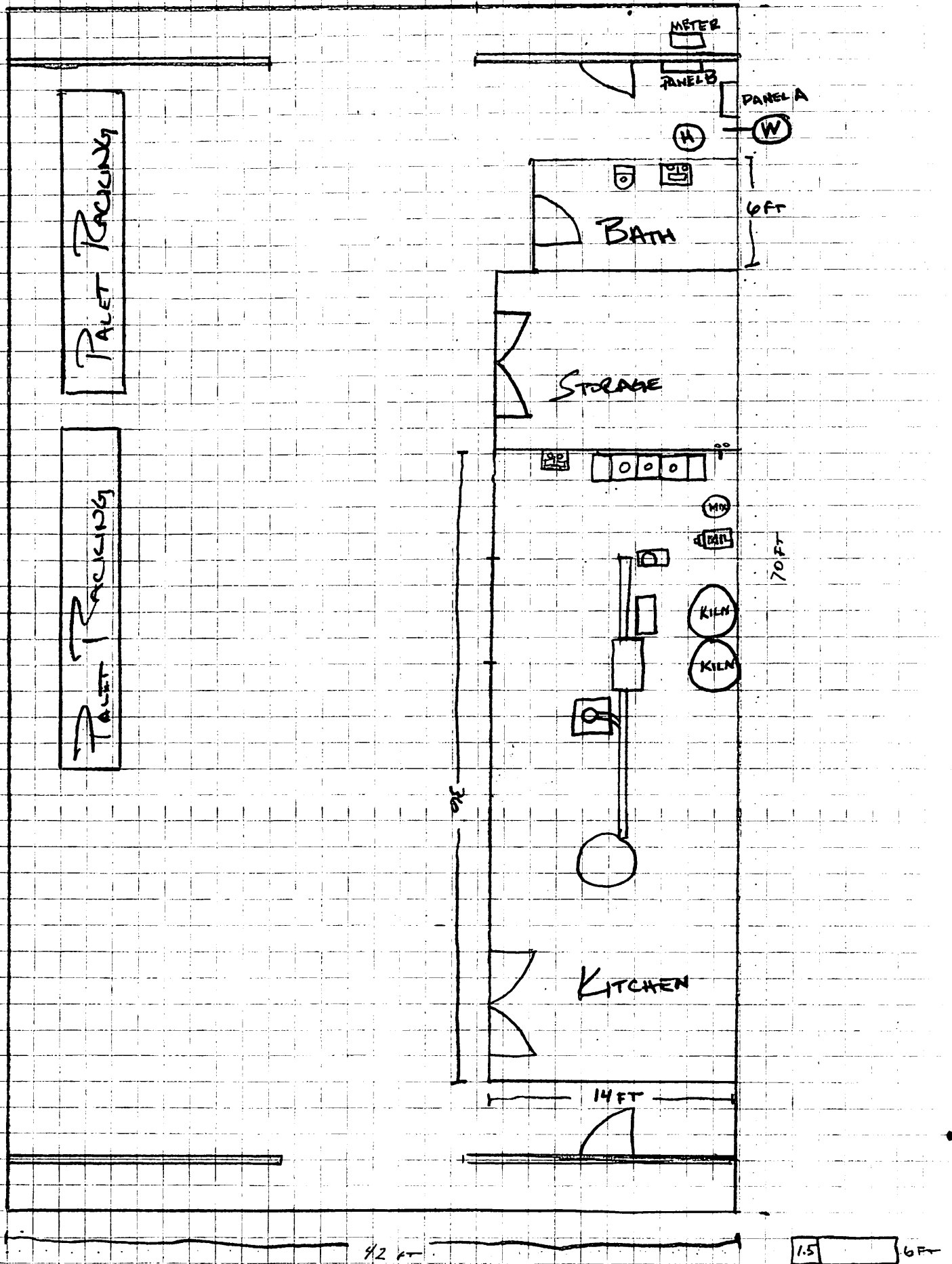
42'

EXISTING OVERHEAD
ELECTRIC

202.18'

ACCESSORY BUILDING

→



THIS IS NOT A TAX BILL

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: DAWN KUHN, ASSESSOR WHITEWATER TOWNSHIP P O BOX 159 WILLIAMSBURG MI 49690	<h3 style="text-align: center;">PARCEL IDENTIFICATION</h3> PARCEL NUMBER: 28-13-109-010-12 PROPERTY ADDRESS: 10890 MUNRO RD WILLIAMSBURG, MI 49690												
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 49611 TRUMBULL SCOTT 10890 MUNRO RD WILLIAMSBURG, MI 49690-9518 	<h3 style="text-align: center;">PRINCIPAL RESIDENCE EXEMPTION</h3> % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No												
LEGAL DESCRIPTION: PT OF NW 1/4 SEC 9 T28N R9W; COM NW CRN TH S 0 DEG 20'45" W ALONG CENTERLN OF MUNRO RD 291' TO POB. TH CONT S 0 DEG 20'45" W 200' TH N 89 DEG 58'05" E 301.58' TO PT ON CENTERLN OF ABANDONED C & O RAILROAD; TH N 8 DEG 23'23" E 202.18' TH S 89 DEG 58'05" W 329.88' TO POB. SUBJ TO MUNRO ROW, ESMTS, RESERVATIONS AND RESTRICTIONS													
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL-IMPROVED)													
PRIOR YEAR'S CLASSIFICATION: 401 (RESIDENTIAL-IMPROVED)													
The change in taxable value will increase/decrease your tax bill for the 2024 tax year by approximately: \$141	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">PRIOR AMOUNT YEAR: 2023</th> <th style="width: 50%;">CURRENT TENTATIVE AMOUNT YEAR: 2024</th> <th style="width: 50%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">117,565</td> <td style="text-align: center;">123,443</td> <td style="text-align: center;">5,878</td> </tr> <tr> <td style="text-align: center;">119,100</td> <td style="text-align: center;">139,300</td> <td style="text-align: center;">20,200</td> </tr> <tr> <td style="text-align: center;">119,100</td> <td style="text-align: center;">139,300</td> <td style="text-align: center;">20,200</td> </tr> </tbody> </table>	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	117,565	123,443	5,878	119,100	139,300	20,200	119,100	139,300	20,200
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117,565	123,443	5,878											
119,100	139,300	20,200											
119,100	139,300	20,200											
1. TAXABLE VALUE:	2. ASSESSED VALUE:												
3. TENTATIVE EQUALIZATION FACTOR: 1.000	4. STATE EQUALIZED VALUE (SEV):												
5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT													
6. Assessor Change Reason: Market Adjustment													

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

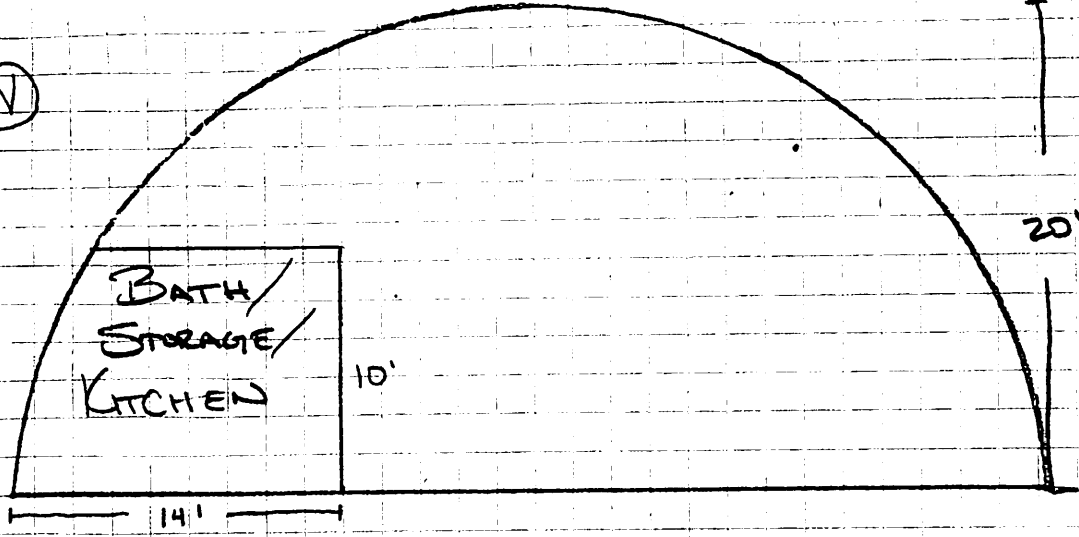
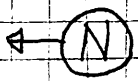
Name: DAWN M. KUHN	Phone: (231) 409-1827	Email Address: BORAPPEALS@GMAIL.COM
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March Board of Review Appeal Information. The board of review will meet at the following dates and times:

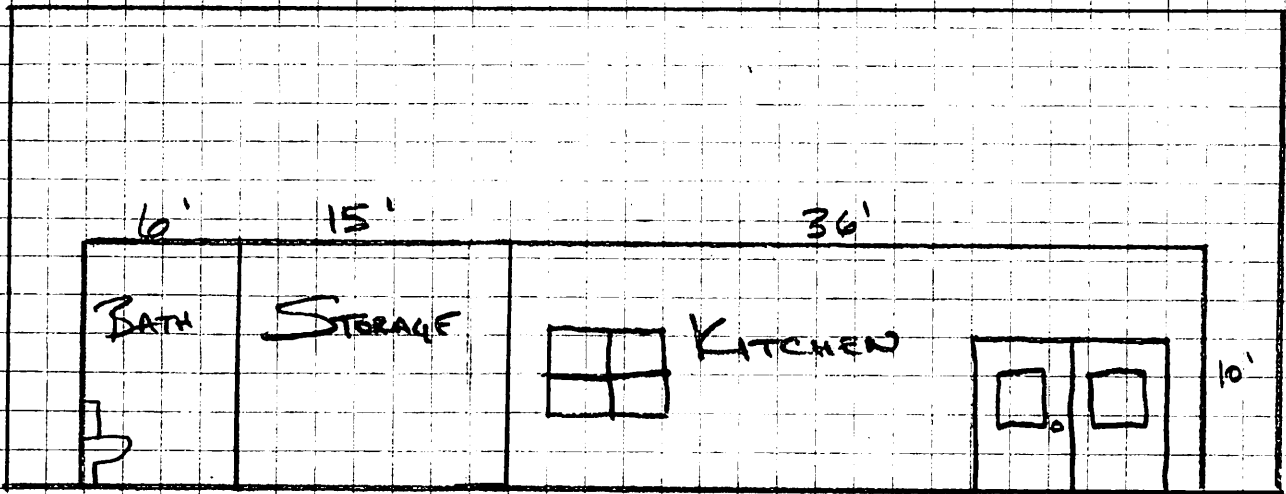
APPEALS BY APPOINTMENT: MARCH 11 FROM 3PM-9PM AND MARCH 14 FROM 9AM-3PM

ALL APPEALS WILL BE HELD IN- PERSON. APPOINTMENTS ARE ENCOURAGED TO BE MADE BY NOON ON MARCH 8 BY CALLING DAWN KUHN, ASSESSOR 231-409-1827. PROTESTS BY MAIL MUST BE RECEIVED BY NOON OF 3/12/23

PLEASE COME PREPARED, YOU MUST PROVIDE PROOF OF INACCURACY OR THE BOARD WILL NOT BE ABLE TO ADJUST YOUR PROPERTY VALUE. ALL REPRESENTATIVES MUST HAVE WRITTEN AUTHORIZATION FROM THEIR CLIENT.



FRONT VIEW (ROAD SIDE)



SIDE VIEW (FACING NORTH)

**Michigan Department of Agriculture and Rural Development (MDARD)
Request to Review On-site Water Supply and/or Wastewater System
In accordance with 2000 P.A. 92, as amended**

Food establishments are required to have a water supply, sanitary sewage disposal and process wastewater disposal systems that are adequate for their intended use and approved by the appropriate regulatory authorities.

Sanitary sewage is greywater and blackwater from toilets, hand sinks, kitchen sinks, clothes washing machines, showers, some three compartment sinks etc. Waste from restaurant operations and traditional grocery operations including traditional retail meat room activities derived from USDA inspected meats are also considered sewage. Examples of locations that would produce sanitary sewage are traditional convenience stores, dollar type stores, full-service groceries stores with traditional meat departments, etc. The Local Health Departments have jurisdiction over all on-site sanitary sewage disposal system approvals.

Process wastewater is water that contacts any raw material, product, by-product, or waste created during the production of food. Examples of locations that produce process wastewater are wineries, cider production facilities, potato chip manufacturers, fruit processors, animal slaughter and associated processing, egg washing, other food manufacturers, etc. On-site process wastewater discharge may require a groundwater discharge permit issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, Groundwater Permits Unit (EGLE).

If your facility only produces sanitary sewage waste, then an on-site sewage system can be approved by the local health department. If your firm produces process wastewater then it must be evaluated by EGLE. Combined sewage and process systems must be evaluated by EGLE. Therefore, a food establishment may be required to have a review by both the Local Health Department and EGLE.

You are responsible for making any necessary improvements, including obtaining required permits.

Applicant Instructions:

MDARD will complete **SECTION 1**. Take this application with SECTION 1 completed to your LHD, Environmental Health Division. To locate your LHD please go to: www.malph.org and click on "Directory." Pay any required LHD fees.

The LHD will complete the requested review and return the completed form to both you and your MDARD inspector. You may be asked to work with the LHD on corrections and resubmit this form, documenting that any required corrections were made.

If your firm generates process wastewater MDARD will email a copy of this application with SECTION 1 completed to the EGLE Ground Water Permits Unit. EGLE staff will contact you if a Ground Water Discharge Permit is required or if a modification of your current permit is necessary. If you have wastewater questions, contact the EGLE Groundwater Permits Unit at 517-290-9607 and reference this form.

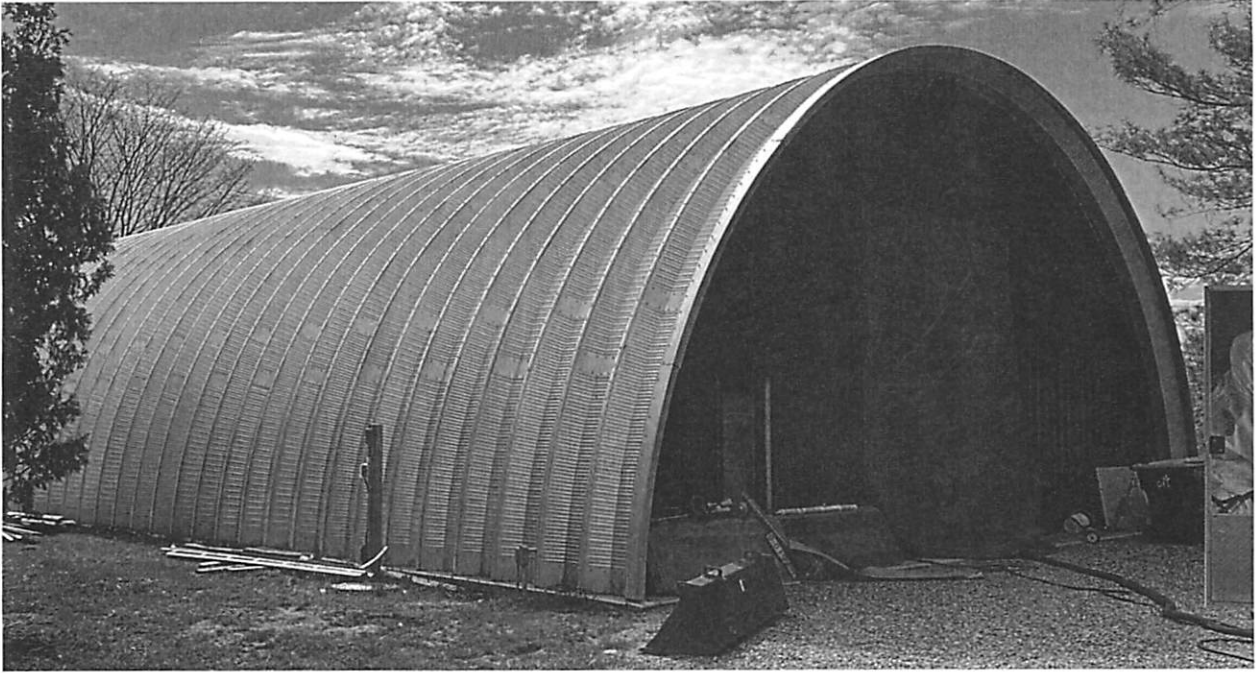
Note: MDARD will notify applicable LHD and EGLE of referral by e-mailing them a copy of this form with SECTION 1 completed.

SECTION 1, for MDARD use:

Establishment Name & License/Application Number (if known) Farm View Foods	Owner's Name Scott Trumbull	Phone No. 419-467-4423	
Establishment Address 10890 Munro Rd	City Williamsburg	MI	Zip 49690
Owner's E-mail Address strm333@icloud.com			

Review Requested:

- Water supply system
- On-site sanitary sewage system
- Processing wastewater system (EGLE)
- Comingled sanitary sewage and processing wastewater system (EGLE)



**ARTICLE X
AGRICULTURAL A-1**

10.00**10.10 USES PERMITTED.**

No building or structure or any part thereof shall be erected, altered or used, or land or premises used, in whole or in part for other than one or more of the following specified uses, viz:

A. All uses permitted and as regulated in Residential District R- 2, except that each dwelling or main building shall be located on a lot or parcel of land containing not less than forty thousand (40,000) square feet of area unbroken by any public road, street or thoroughfare and having a minimum width of two hundred (200) feet.

B. Farming of all types, including the construction and maintenance of migrant worker's quarters, provided that yard requirements are met and provided further, that no enclosure or space for the permanent housing of livestock, poultry or other animals shall be located less than one hundred (100) feet from any adjoining property line, nor less than one hundred (100) feet from any highway right-of-way.

C. Golf courses.

D. Riding academies and stables, veterinarian hospitals and kennels, provided that no enclosure or space for the permanent housing of animals shall be located less than one hundred (100) feet from any adjoining property line, nor less than one hundred (100) feet from any highway right-of-way.

E. Roadside stands for the sale of fresh and/or processed fruits and vegetables, raw forest products, cut flowers, and potted plants that are grown or produced on said property, provided the following conditions are met.

1. Shall not exceed twenty-five (25) square feet in area.
2. Shall have no more than one (1) double-sided temporary sign, not to exceed 3 square feet in area.
3. Shall not be closer than twelve (12) feet to any road right-of-way.

F. The Planning Commission may permit agricultural dumps when the same are in a land area of not less than twenty (20) acres and are located at least three hundred (300) from the nearest lot line and at least one hundred (100) feet from the nearest right-of-way line and provided that they are utilized only for junk or refuse of the owner and from farming activities and provided that the Planning Commission shall impose as one of the conditions of usage that no bulky items be deposited in said dump.

G. Farm markets for the sale of locally grown fresh and/or processed farm produce, raw forest products, cut flowers, potted plants, and other agricultural products, provided the following conditions are met.

1. Structure shall not exceed six hundred (600) square feet in area and shall be set back at least fifteen (15) feet from the road right-of-way. Or shall not exceed six hundred (600) square feet of sales area in a larger structure that has additional space for

storage or similar farming operation use in that same structure and shall comply with setbacks of the Agricultural A-1 district.

2. Shall be operated in conjunction with a farm operation.
3. Shall be deemed to be an agricultural accessory use.
4. A majority of the agricultural products offered for sale shall be grown on premises. Other agricultural products may be sold, but must be grown in Michigan.
5. An area not to exceed twenty-five percent (25%) of the total square footage of the structure may be devoted to non-farm products.
6. Adequate entrance, exit, and off-street parking shall be provided.
7. Sign Restrictions
 - a. One of the following shall be chosen for on-premise signs:
 - (1) One (1) sign, double-sided, not exceeding twenty-four (24) square feet in area, designating a farm market or farm, and two (2) double-sided temporary signs, not to exceed twelve (12) square feet.
 - (2) One (1) sign, double-sided, not to exceed thirty-two (32) square feet.
 - b. Five (5) off-premise temporary signs directing traffic toward the farm market, each sign not exceeding twelve (12) square feet and not more than two signs visible on the same road by a given farm market.
 - c. All signs shall be set back at least five (5) feet from the public right-of-way.
 - d. All temporary signs shall be removed at the end of the selling season (May 1 to December 31).
- H. Private Family Campgrounds subject to Article XXXVII, Section 37.50.

10.11 USES PERMITTED BY SPECIAL USE PERMITS

- A. Planned Unit Development
- B. Commercial Campgrounds subject to Article XXV, Section 25.21 D.

- storage or similar farming operation use in that same structure and shall comply with setbacks of the Agricultural A-1 district.
2. Shall be operated in conjunction with a farm operation.
 3. Shall be deemed to be an agricultural accessory use.
 4. A majority of the agricultural products offered for sale shall be grown on premises. Other agricultural products may be sold, but must be grown in Michigan.
 5. An area not to exceed twenty-five percent (25%) of the total square footage of the structure may be devoted to non-farm products.
 6. Adequate entrance, exit, and off-street parking shall be provided.
 7. Sign Restrictions
 - a. One of the following shall be chosen for on-premise signs:
 - (1) One (1) sign, double-sided, not exceeding twenty-four (24) square feet in area, designating a farm market or farm, and two (2) double-sided temporary signs, not to exceed twelve (12) square feet.
 - (2) One (1) sign, double-sided, not to exceed thirty-two (32) square feet.
 - b. Five (5) off-premise temporary signs directing traffic toward the farm market, each sign not exceeding twelve (12) square feet and not more than two signs visible on the same road by a given farm market.
 - c. All signs shall be set back at least five (5) feet from the public right-of-way.
 - d. All temporary signs shall be removed at the end of the selling season (May 1 to December 31).
- H. Private Family Campgrounds subject to Article XXXVII, Section 37.50.

10.11 USES PERMITTED BY SPECIAL USE PERMITS

- A. Planned Unit Development
- B. Commercial Campgrounds subject to Article XXV, Section 25.21 D.

10.00

**ARTICLE X
AGRICULTURAL A-1**

10.10 USES PERMITTED.

No building or structure or any part thereof shall be erected, altered or used, or land or premises used, in whole or in part for other than one or more of the following specified uses, viz:

A. All uses permitted and as regulated in Residential District R- 2, except that each dwelling or main building shall be located on a lot or parcel of land containing not less than forty thousand (40,000) square feet of area unbroken by any public road, street or thoroughfare and having a minimum width of two hundred (200) feet.

B. Farming of all types, including the construction and maintenance of migrant worker's quarters, provided that yard requirements are met and provided further, that no enclosure or space for the permanent housing of livestock, poultry or other animals shall be located less than one hundred (100) feet from any adjoining property line, nor less than one hundred (100) feet from any highway right-of-way.

C. Golf courses.

D. Riding academies and stables, veterinarian hospitals and kennels, provided that no enclosure or space for the permanent housing of animals shall be located less than one hundred (100) feet from any adjoining property line, nor less than one hundred (100) feet from any highway right-of-way.

E. Roadside stands for the sale of fresh and/or processed fruits and vegetables, raw forest products, cut flowers, and potted plants that are grown or produced on said property, provided the following conditions are met.

1. Shall not exceed twenty-five (25) square feet in area.
2. Shall have no more than one (1) double-sided temporary sign, not to exceed 3 square feet in area.
3. Shall not be closer than twelve (12) feet to any road right-of-way.

F. The Planning Commission may permit agricultural dumps when the same are in a land area of not less than twenty (20) acres and are located at least three hundred (300) from the nearest lot line and at least one hundred (100) feet from the nearest right-of-way line and provided that they are utilized only for junk or refuse of the owner and from farming activities and provided that the Planning Commission shall impose as one of the conditions of usage that no bulky items be deposited in said dump.

G. Farm markets for the sale of locally grown fresh and/or processed farm produce, raw forest products, cut flowers, potted plants, and other agricultural products, provided the following conditions are met.

1. Structure shall not exceed six hundred (600) square feet in area and shall be set back at least fifteen (15) feet from the road right-of-way. Or shall not exceed six hundred (600) square feet of sales area in a larger structure that has additional space for

7.00

ARTICLE VII

(Revised in its entirety; Effective 01/04/2020)

MULTIPLE RESIDENTIAL R-2 & R-3

RESIDENTIAL R-2

7.01 INTENT.

It is the intent of the Residential District R2 to provide a dedicated space for residential structures, specifically, single and two-family dwellings, and accessory structures incidental thereto.

7.10 PERMITTED USES.

The following uses are permitted by right in the R-2 District:

- A. All uses permitted by right in the Residential District R-1.
- B. Two family dwellings.
- C. Schools.
- D. Farming of all types, subject to the requirements of Article 37, Supplementary Provisions.
- E. Libraries.

7.11 USES PERMITTED BY SPECIAL USE PERMIT.

The following uses are permitted upon securing a Special Use Permit in accordance with the procedures of Article 25:

- A. All special uses permitted and as regulated in the Residential District R-1.
- B. Planned Unit Developments.
- C. Residential Care Facilities, Convalescent or Nursing Homes.

7.12 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS.

All structures, lots and setbacks shall comply with the regulations established in Article 12 of this Ordinance.

7.13 SUPPLEMENTARY STANDARDS – Reserved for Future Use.

7.50 RESIDENTIAL R-3.

7.51 INTENT.

It is the intent of the Residential District R3 to provide a dedicated space for residential structures, specifically multi-family dwellings, townhouse, apartments, and other compatible uses.

7.60 PERMITTED USES.

The following uses are permitted by right in the R-3 District:

- A. All uses permitted by right in Residential District R-2.

7.61 SPECIAL USES.

The following uses are permitted upon securing a Special Use Permit in accordance with the procedures of Article 25:

- A. All special uses permitted and as regulated in the Residential District R-2.
- B. Multi-family dwelling such as townhouses and apartments.

7.62 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS.

All structures, lots and setbacks shall comply with the regulations established in Article 12 of this Ordinance.

7.63 SUPPLEMENTARY STANDARDS – Reserved for Future Use.

7.50 RESIDENTIAL R-3.

7.51 INTENT.

It is the intent of the Residential District R3 to provide a dedicated space for residential structures, specifically multi-family dwellings, townhouse, apartments, and other compatible uses.

7.60 PERMITTED USES.

The following uses are permitted by right in the R-3 District:

- A. All uses permitted by right in Residential District R-2.

7.61 SPECIAL USES.

The following uses are permitted upon securing a Special Use Permit in accordance with the procedures of Article 25:

- A. All special uses permitted and as regulated in the Residential District R-2.

- B. Multi-family dwelling such as townhouses and apartments.

7.62 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS.

All structures, lots and setbacks shall comply with the regulations established in Article 12 of this Ordinance.

7.63 SUPPLEMENTARY STANDARDS – Reserved for Future Use.

7.00

ARTICLE VII

(Revised in its entirety; Effective 01/04/2020)

MULTIPLE RESIDENTIAL R-2 & R-3

RESIDENTIAL R-2

7.01 INTENT.

It is the intent of the Residential District R2 to provide a dedicated space for residential structures, specifically, single and two-family dwellings, and accessory structures incidental thereto.

7.10 PERMITTED USES.

The following uses are permitted by right in the R-2 District:

- A. All uses permitted by right in the Residential District R-1.
- B. Two family dwellings.
- C. Schools.
- D. Farming of all types, subject to the requirements of Article 37, Supplementary Provisions.
- E. Libraries.

7.11 USES PERMITTED BY SPECIAL USE PERMIT.

The following uses are permitted upon securing a Special Use Permit in accordance with the procedures of Article 25:

- A. All special uses permitted and as regulated in the Residential District R-1.
- B. Planned Unit Developments.
- C. Residential Care Facilities, Convalescent or Nursing Homes.

7.12 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS.

All structures, lots and setbacks shall comply with the regulations established in Article 12 of this Ordinance.

7.13 SUPPLEMENTARY STANDARDS – Reserved for Future Use.

37.20 Raising and Keeping of Animals

- A. The keeping of domestic animals shall be allowed provided that the animals are maintained so as to not constitute a public nuisance. Dogs shall be limited to three (3).
- B. The keeping of livestock, including horses and poultry shall be allowed provided that the same are kept on a parcel of land of not less than two and one-half (2 1/2) acres and provided further that all livestock and poultry be properly housed and fenced so as not to be a public nuisance and provided that no enclosure or space for the permanent housing of livestock or poultry shall be located nearer than one hundred (100) feet from any adjoining property line or highway right-of-way.
- C. The keeping of female poultry and rabbits is permitted on parcels of land less than two and one-half (2 1/2) acres provided that the female poultry is properly housed and adequately contained within the property so as not to be a public nuisance and provided that no enclosure or space for permanent housing shall be located nearer than forty (40) feet from any adjoining property line or highway right-of-way.

37.30 Dog Kennels

Dog kennels shall be subject to the following conditions:

- A. The parcel of land upon which such activity is conducted shall be no less than ten (10) acres in area.
- B. All enclosures for breeding, rearing, shelter or other uses in conjunction with the harboring of dogs, shall be hard surfaces and provide proper drains for washing with water pressure.
- C. All breeding areas, runs and shelter areas shall not be located nearer than two hundred (200) feet from any adjoining property line or highway right-of-way.
- D. The entire facility including breeding areas, shelters and runs shall be enclosed by a visual screen or sound reducing wall or fence six (6) feet in height.



37.40 Home Occupations

Home Occupations shall be divided into 2 classes: Minor and Major Home Occupations.

- A. Minor Home Occupations shall be conducted entirely within a residence, must be operated by the occupants of the residence and there shall be no visible external evidence of the occupation. This type of occupation shall not require permitting from the Township. Examples – Internet Sales, Accountants, Artists, Engineers, Medical Marijuana Caregivers, Private Teachers/Tutors, Authors, Wedding Planners and similar uses.
- * B. Major Home Occupations can be conducted within the residence and/or an accessory building located on the property. Signage shall be allowed on site and non-resident employees may be allowed. Further, this type of occupation shall require a special use permit from the Planning Commission and meet the special conditions listed in Article 25.21 (C). Examples – Hairdresser, Retail Shops (including antiques and gifts) and similar uses as determined by the Planning Commission.