

ARTICLE 2

RULES OF TEXT INTERPRETATION; DEFINITIONS OF TERMS

- 2.1 RULES OF TEXT INTERPRETATION: The following rules of interpretation apply to the text of this ordinance:
1. The particular shall control the general.
 2. In the case of any difference of meaning or implication between the text of this ordinance and any caption or illustration, the text shall control.
 3. The word "shall" is always mandatory and not discretionary. The word "may" is permissive.
 4. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
 5. A "building" or "structure" includes any part thereof.
 6. The phrases "used for" includes "arranged for", "designed for", "intended for", "maintained for", and "occupied for", and are all intended to be synonymous phrases.
 7. The word "person" includes an individual, corporation, partnership, incorporated association, trust, joint venture, or any other entity of any kind, or a combination thereof.
 8. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and" or "or", the conjunction shall be interpreted as follows:
 - a. "And" indicates that all the connected items, conditions, provisions or events shall apply; and,
 - b. "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.
 9. The word "he" shall mean he or she.
 10. The provisions of this ordinance are intended to impose the minimum requirements adopted to promote the public health, safety, and general welfare, and shall be interpreted and applied accordingly.

11. Any word or term not specifically defined in Section 2.2 or elsewhere in this ordinance shall be considered to be defined in accordance with its most applicable customary or common meaning.
12. Any reference in this ordinance to a specific law is intended to also include any amendment of that law, and any subsequently enacted superseding law on the same subject matter.

2.2 DEFINITIONS OF TERMS: For the purpose of this ordinance the following terms and words are herein defined, and these definitions shall apply in the interpretation and enforcement of this Ordinance unless otherwise specifically stated:

- Access Lot: a type of waterfront lot providing for private or common (semi-private) access to a waterway for one or more access lot beneficiaries. An access lot includes the buffer strips required herein.
- Access Lot Beneficiary: the owners/occupants of an offshore lot or waterfront lot, and any other person with a right of access to a waterway and/or use of a waterway through a waterfront lot, in whole or in part, by fee ownership, easement, lease, license, gift, or any other written form of conveyance, dedication, permission, or access/use rights.
- Accessory Building or Structure: a subordinate building or structure, on the same premises with a main building, occupied or devoted to an accessory use. Where an accessory building or structure is attached to a main building, such accessory building or structure shall be considered part of the main building. This definition shall include satellite/cable television dish antennas and related apparatus, and conventional television antenna towers and related apparatus.
- Accessory Solar Energy System: one or more photovoltaic collector panels and/or other devices with a designed capacity to generate less than five kilowatts of electricity on the premises of a conforming use for the primary purpose of meeting or reducing the on-site energy needs of the principal use to which the system is accessory, and where no more than incidental excess electricity is transmitted to the electricity network of a public utility.
- Accessory Use: a use naturally and normally incidental and subordinate to a principal use on the same premises.
- Agricultural Districts (or Zones): any one or more of the following zoning districts established by this Ordinance: AG-1 Exclusive Agriculture District, AG-2 General Agriculture District, and any other existing or subsequently established zoning district which includes AG in its title code.

- Agricultural Production: the production for commercial purposes and sale for the purpose of obtaining a profit in money by the raising, harvesting, and selling of crops and forage; by feeding or breeding or management and sale of, or the produce of livestock, poultry, furbearing animals, or honey bees; dairying and the sale of dairy products of animal husbandry or any combination thereof; or any other agricultural, horticultural or floricultural use such as fruits, plants, ornamental trees, timber, shrubs, nursery stock, and vegetables; including in each instance the right to sell at wholesale or retail from the premises any goods or products produced thereon.
- Alteration of Building: a change in the supporting members of a building, or an addition, diminution, change in use or conversion of a building, or the removal of a building from one location to another.
- Animal Unit (or Animals Per Animal Unit): for purposes of this Ordinance, the number of animals per animal unit shall be determined pursuant to the following equivalents (with the number of animals per 100 animal units in parentheses for reference purposes):

A.	Slaughter and Feeder Cattle:	1.00 (100)
B.	Mature Dairy Cattle:	1.42 (70)
C.	Horses:	2.00 (50)
D.	Swine (weighing over 55 lbs.):	0.40 (250)
E.	Sheep and Lambs	0.10 (1,000)
F.	Laying Hens or Broilers:	0.01 (10,000)
G.	Turkeys:	0.018 (5,500)

All other animal classes, types or sizes (eg. nursery pigs) not listed, but defined in the Michigan Right to Farm Act or described in Michigan Commission of Agriculture Policy, are to be calculated as one thousand pounds live weight equals one animal unit.

- Automotive Repair Garage: a garage, building or area where repairs of motor vehicles, boats, trailers, farm equipment or similar equipment are made for a fee, or other consideration, including body and paint work.
- Automotive Sales Area: an area used for the display, sale or rental, but not for the repair, of new or used motor vehicles, boats, trailers, farm equipment or similar equipment.
- Automotive Service Station: a building or structure designed or used for the retail sale of fuel (stored only in underground tanks), lubricants, air, water and other operating commodities for motor vehicles, aircraft or boats, and including the customary space and facilities for the installation of such commodities on or in such vehicles, and including space for facilities for storage, minor repair, or servicing; but not including bumping, painting, refinishing, major repairs and overhauling, steam cleaning, rust

proofing, or high-speed washing thereof, or sales of used cars, new cars, used trucks, new trucks, motorcycles or other land vehicle type, or sales unrelated to service station use.

- Bar: a facility (whether free-standing or part of another land use, such as a hotel) which is devoted to the serving of alcoholic beverages for consumption by patrons on the premises and in which any serving of food is incidental to the consumption of such beverages.
- Basement: a portion of a building which is partially or wholly below grade; provided that where the vertical distance from the average finished grade to the ceiling is greater than one-half of the total height of the area, the area shall not be considered a basement.
- Bed & Breakfast Facility: a use which is subordinate to the principal use of a single family dwelling in which transient guests are provided a sleeping room and board in return for compensation for a period not to exceed seven days.
- Billboard: see "Sign" definitions.
- Biofuel: any renewable fuel product, whether solid, liquid, or gas, that is derived from recently living organisms or their metabolic by-products and that meets applicable quality standards, including, but not limited to, ethanol and biodiesel; but not including methane or any other fuel product from an anaerobic digester. For purposes of this term "ethanol" means a substance that meets the ASTM international standard in effect on July 19, 2011 as the D-4806 specification for denatured fuel grade ethanol for blending with gasoline.
- Boarding House or Rooming House: a dwelling having one kitchen and used for the purpose of providing meals and/or lodging for compensation to more than two persons other than members of the resident family occupying such dwelling, for a period exceeding seven days.
- Boathouse: a permanent structure constructed on the land or over the water for the purpose of providing shelter for one or more boats.
- Buffer strip: a portion of an access lot required to be established and preserved as a natural barrier between the remaining portion of the access lot and an adjacent lot.
- Building: an independent structure having a roof supported by columns or walls, intended and/or used for shelter or enclosure of persons, animals or property of any kind.

- Building Codes/Construction Codes: the building, mechanical, plumbing and electrical codes in effect in Schoolcraft Township.
- Building or Structure (Roof) Height: the vertical distance measured from the average grade at the building or structure foundation to the highest point of the building roof or structure.
- Building or Structure (Eave) Height: the vertical distance measured from the average grade at the building or structure foundation to the bottom of the eave.
- Building Line: the line adjacent to a building and parallel to the front lot line, formed by the junction of the outer surface of the building or enclosure wall with the finish grade or surface of the adjacent ground.
- Building, Main or Principal: a building in which is conducted the principal use of the lot upon which it is situated.
- Building Official/Inspector: the person or persons appointed by the Township Board or State to inspect buildings for conformance to the building codes, and to administer and enforce the building codes.
- Child (Family) Day Care Home: a private home properly registered or licensed under 1973 Public Act 116, as amended (MCL 722.111 et seq), in which one but less than 7 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. This term shall include a home that gives care to an unrelated minor child for more than 4 weeks during a calendar year.
- Child (Group) Day Care Home: a private home properly registered or licensed under 1973 Public Act 116, as amended, (MCL 722.111 et seq), in which more than 6 but not more than 12 minor 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. This term shall include a home that gives care to an unrelated minor child for more than 4 weeks during a calendar year.
- Child Day Care Center or Child Care Center: a facility, other than a private residence, properly registered or licensed under 1973 Public Act 116, as amended (MCL 722.111 et seq), receiving one or more preschool or school age children for care for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. A Child Day Care Center or Child Care Center 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 Day Care Center or Child Care Center shall not, however, include any of the following:

- (1) A Sunday school, a vacation bible school, or a religious instructional class that is conducted by a religious organization where children are in attendance for not greater than 3 hours per day for an indefinite period, or not greater than 8 hours per day for a period not to exceed 4 weeks during a 12 month period.
 - (2) A facility operated by a religious organization where children are cared for not greater than 3 hours while persons responsible for the children are attending religious services.
- Church: a building whose primary purpose is to provide a place where persons regularly assemble for religious worship which is maintained and controlled by a religious body organized to sustain public worship for a local congregation.
 - Contiguous: adjoining; actually touching at a point or common boundary line.
 - Contractor's Workshop: a place of business for contractors providing personal services directly to their clients in the electrical, plumbing, heating, painting, woodwork or similar occupations, where any production, assembly or fabrication of a product is by the owner and/or not to exceed two employees, and where there is no manufacturing, assembling or fabrication of products on a wholesale basis for other persons or businesses.
 - Deck: a structure consisting primarily of flooring which is raised above the ground level, and which may be constructed as part of the principal structure or building, as an accessory structure.
 - District: an area within which certain designated uses of land and buildings are allowed and all others are prohibited; yards and other open spaces are required; lot areas, building height limits, and other requirements are established. This term means the same thing as "zone", and "zoning district".
 - Dock: a platform, either permanent or portable, extending over a body of water, from which one can fish, swim, moor or board boats (but not including seasonable swimming rafts).

- Dwelling or Residence: a building, mobile home, or premanufactured or precut dwelling structure, designed and used for complete living accommodations; but in no case shall a recreational vehicle, automobile chassis, tent or portable building be considered as a dwelling. In case of mixed occupancy where a building is occupied in part as a dwelling, the part so occupied shall be deemed a dwelling for the purpose of this ordinance and shall comply with the provisions hereof relative to dwellings. Garage space, whether in an attached or detached garage, shall not be deemed a part of a dwelling for purposes of complying with the area requirements in this ordinance.

This definition shall also include energy-saving earth sheltered homes which contain at least one exposed vertical exterior elevation not less than seven and one-half feet in height by 20 feet in width and without any accommodation for any dwelling units above ground, and which are either:

- (1) Constructed with a completely earth-covered roof having a structural roof system with a slope of not less than one-half inch of rise per foot of run; or,
- (2) Constructed with a roof which is not completely earth-covered having a slope with at least a five inch rise for each 12 inch of run.

All dwellings shall comply with the standards in Section 4.4 of this ordinance.

- Dwelling, Multiple-Family: a building containing three or more separate dwelling units designed for residential use.
- Dwelling, Single-Family: A detached building containing only one dwelling unit designed for residential use.
- Dwelling, Two-Family: A detached building containing two separate dwelling units designed for residential use.
- Dwelling Unit: A building or portion thereof arranged or designed to provide permanent living and cooking facilities for only one family.
- Earth Removal: removal of any kind of soil or earth matter, including topsoil, sand, gravel, clay or similar materials, or combination thereof, except for common household gardening and general farm care.
- Essential Services: the erection, construction, alteration or maintenance by public utilities or public authorities, of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wire mains, drains, sewers, pipes, conduits, cables, towers, emergency alarm boxes,

traffic signals, hydrants, and other similar equipment and accessories in connection therewith. This term is not intended to include any facilities or structures within the scope of the terms Public Utility Service Facilities or Wind Energy Structure, as defined herein.

- Family: one or more persons related by blood, marriage, or adoption, including those related as foster children or servants, occupying a dwelling unit and living as a single, nonprofit housekeeping unit; or, a collective number of individuals living together in one house under one head, whose relationship is of a permanent and distinct domestic character, and cooking as a single housekeeping unit, but not including any society, club, fraternity, sorority, association, lodge, combine, federation, group, coterie, or other organization which is not a recognized religious order, and also not including a group of individuals whose association is temporary and resort-seasonal in character or nature.
- Farm: any parcel of land lawfully used for the raising of agricultural products, livestock, poultry or dairy products for gain, and uses incidental thereto. Farm may include a dwelling and accessory farm structures within the property boundaries, and the storage of crops produced thereon or on other premises by the farm operator, as well as equipment used in farming operations.
- Farm Market: an area and/or permanent or temporary building/structure where transactions between a farm market operator and customers involving only farm products (fruit, vegetables, grains, or other farm produce) take place as a seasonal or year round operation, and where at least 50% of the products marketed for sale (as measured by retail space used to display products) are produced on and by a farm under the same ownership or control as the farm market. A farm product sold at a farm market may be unprocessed, or processed to convert it into a value-added product that is more marketable for direct sales (such as by washing, sorting, packaging, canning, drying, freezing, or otherwise preparing the product for sale). A farm market may include other activities and services directly related to the farm products sold at the farm market (such as a cider mill accessory to an apple producer's farm market), but shall not otherwise include indirectly related or unrelated activities and services to attract and entertain customers and/or facilitate retail trade transactions unless such activity or service is otherwise permissible in the zoning district at issue and has been granted all required zoning approvals. Note: this land use is allowed as a principal permitted use and is also permissible as an accessory use accessory to a dwelling or other applicable use in the Agricultural Districts, in each instance subject to the applicable regulations specified in Section 4.25.

- Farm Structure: any building or structure other than a dwelling, moved upon, maintained, used or built on a farm, which is customarily used on farms of that type for the pursuit of their agricultural activities.
- Filling: the depositing or dumping of any matter onto or into the ground, except residuals from common household gardening and general farm care.
- Floor Area (Gross): the sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the center line of walls separating 2 buildings. This definition shall include the basement floor area when more than 1/2 of the basement height is above the established curb level or finished lot grade, whichever is higher (see "Basement" definition), but shall not include any space devoted to off-street parking or loading, or areas of utility rooms, breezeways, unfinished attics, porches (enclosed or unenclosed), attached garages, or basements, except as indicated above.
- Foster Care (Large Group) Home: a private residence constructed and used for residential purposes that is licensed by the state pursuant to 1979 Public Act 218, as amended (*MCL 400.701 et. seq.*) or 1973 Public Act 116, as amended (*MCL 722.111 et. seq.*) which provides supervision, personal care and protection, in addition to room and board, for 7-13 adults and/or children for compensation, 24 hours a day, five or more days a week, for two or more consecutive weeks; except for persons released from or assigned to adult correctional institutions. This term shall also include, solely for purposes of this Ordinance, a private residence in which 7-13 adults are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian.
- Foster Care (Small Group) Home: a private residence constructed and used for residential purposes that is licensed by the state pursuant to 1979 Public Act 218, as amended (*MCL 400.701 et. seq.*) or 1973 Public Act 116, as amended (*MCL 722.111 et. seq.*) which provides supervision, personal care and protection, in addition to room and board, for 1-6 adults and/or children for compensation, 24 hours a day, five or more days a week, for two or more consecutive weeks; except for persons released from or assigned to adult correctional institutions. This term shall also include, solely for purposes of this Ordinance, a private residence in which 1-6 adults are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian.
- Front Line: see "Lot Line, Front" definition.
- Garage, Private: a building used primarily for the private, non-commercial storage of vehicles.

- Golf Course: a large area of land laid out for the game of golf, and may include a clubhouse/pro shop providing locker facilities and the sale of food/beverages and golf related merchandise.
- Grade: the level of the ground adjacent to the walls of a building, where the ground conditions are substantially level. For substantially unlevel ground conditions, the grade shall be the average elevation of the ground adjacent to the walls.
- Health Department: the Kalamazoo County Health and Community Services Department, or comparable governmental agency.
- High Water Line: that elevation of a body of water where it borders the land, which is either officially recorded or reasonably identified as the established high water elevation.
- Home-Based Business: an occupation or business activity conducted as an accessory use to the principal residential use of the same premises, which has all of the following characteristics:
 - A. All aspects of the business activity conducted on the premises are conducted solely by the person or persons residing on the premises.
 - B. All aspects of the business activity on the premises take place within an enclosed building (the dwelling or an otherwise permissible garage or other accessory building) on the same premises as the dwelling.
 - C. The business activity on the premises is clearly incidental and secondary to the residential use of the premises.
 - D. All goods sold from the premises are either created on the premises or incidental to services sold on the premises.
 - E. Noise, smoke, odor, electrical disturbance, lighting, or other objectionable characteristics associated with the business activity are not discernible beyond the boundaries of the premises upon which the business activity is conducted.
 - F. There is no outdoor storage on the premises associated with the business activity; provided that where such storage is inherent in the otherwise permissible business activity, and by its nature cannot be reasonably accommodated within a building or structure, an outdoor storage area may be located to the rear of the building in which the business activity is conducted with screening sufficient

to effectively block all view of the storage area from adjoining properties and roads.

- G. There is no public display on the premises of articles offered for sale; and no other exterior evidence indicating the premises are being used for any non-residential purpose, except one nameplate sign not exceeding three square feet in area and containing only the name and occupation/business activity lawfully conducted on the premises.
- H. Off-street parking is provided on the premises sufficient to accommodate all customers of the business activity on the premises, in addition to the residents of the premises.

Note: neither this provision nor any other aspect of this definition is intended to be interpreted or administered so as to allow the residential premises to be used on a regular basis as an employee/contractor staging or parking area for an occupation or other business activity primarily conducted elsewhere.

- Horse Boarding or Riding Stable: a facility where fewer than 25 horses (50 animal units) are boarded for persons not residing on the premises and/or are rented and/or where horse riding lessons are given, including the indoor and outdoor facilities for same.
- Institutional or Public Use: churches, schools teaching academic subjects, public parks, cemeteries, libraries, and other public or semi-public uses, including governmental administration or service buildings.
- Junk: any motor vehicles, machinery, appliances, products, or merchandise with parts missing; and scrap metals or other scrap materials that are damaged, deteriorated, or otherwise in such a condition as to be practicably unusable for the purposes for which the product was manufactured or designed.
- Junk/Salvage Yard: any place where the storing, dismantling, wrecking, and disposition of junk is carried on, including automobile wrecking yards and salvage areas used for the storage, keeping or abandonment of junk and scrap materials. This term does not include uses established entirely within enclosed buildings in conformance with all other provisions of the Zoning Ordinance.
- Kenel: the housing or keeping of more than three dogs and/or cats on a lot or in a structure, for any purpose whatsoever, either permanently or temporarily, excluding not more than one litter per year of less than six months of age.

- Livestock: domestic animals raised or kept for any purpose, including but not limited to, cattle, sheep, hogs, horses, chickens, rabbits, ducks, goats, turkeys and geese, but excluding dogs and cats.
- Lot: a metes and bounds parcel of land or a lot in a plat (including a "unit" within a site condominium development) adjoining a dedicated public street or a private road, as defined in this Ordinance, and separated from other parcels by legal description, deed or subdivision plot.
- Lot Area: the total horizontal area within the boundary lines of a lot.
- Lot Depth: the average horizontal distance from the front lot line to the rear lot line.
- Lot Frontage/Width: the horizontal distance between the side lot lines, measured at both the front lot line (see definition of "Lot Line, Front") and the building line (see definition of "Building Line"). Notwithstanding the foregoing, the lot frontage/lot width of a waterfront lot shall be determined at both that portion of the property abutting the water, and that portion of the property abutting the right-of-way of a public street or a lawful private road (see definition of "private road" below).
- Lot Lines: any line dividing 1 lot from another or from the street right-of-way, and thus constituting property lines bounding a lot.
- Lot Line, Front: that portion of a lot or parcel of property abutting the right-of-way of a public street or a lawful private road (see definition of "private road" below). In the case of a corner or double frontage lot, the front lot line shall be that line separating the lot from that street which is designated as the front street in the plat and/or in the request for a building permit or zoning compliance permit.
- Lot Line, Rear: that lot boundary line which is opposite and most distant from the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be that assumed line parallel to the front lot line not less than 10 feet long lying farthest from the front lot line and wholly within the lot. In any case, when this definition does not apply the Zoning Board of Appeals shall designate the rear lot line.
- Lot Line, Side: any lot boundary line not a front lot line or a rear lot line. A side lot line separating a lot from a street is a side street lot line. A side lot line separating a lot from another lot or lots is an interior lot line.
- Lot of Record: a lot of record is a lot the dimension and configuration of which are shown on a plat map recorded in the Office of the Register of Deeds for Kalamazoo County; or a lot or parcel described by metes and bounds, the accuracy of which is attested to by a professional engineer or

land surveyor (so registered and licensed by the State of Michigan) and likewise so recorded with the county.

- Lot, Corner: a lot situated at the intersection of 2 or more streets.
- Lot, Double Frontage: a lot other than a corner lot having frontage on 2 more or less parallel streets.
- Lot, Lake: a lot having frontage directly upon a natural lake.
- Lot, Waterfront: any lot or parcel of land, whether or not improved, and whether or not platted, any portion of which:
 - A. abuts the shoreline of any waterway; or
 - B. abuts a promenade, walkway, or other property which itself abuts the shoreline of any waterway and which provides access and/or use rights to the waterway.
- Lot, Zoning: one or more contiguous lots or portions of lots in single ownership, where the grouping of such lots for zoning purposes is required or allowed by this ordinance; and in such circumstances the outside perimeter of the grouping constitutes the applicable front, rear, and side lot lines for purposes of this ordinance.
- Mini-Storage Facility: a facility with one or more completely self-enclosed buildings containing separate and individualized units rented or leased solely for the storage of non-commercial personal property.
- Mobile Home: a portable vehicular unit primarily designed for year-round dwelling purposes, built upon a chassis, equaling or exceeding 12 feet in width and 60 feet in length, and not motorized or self-propelled. Modular, prefab, pre-cut or sectional dwelling units which require being transported to the site separately in 2 or more sections, and to which such major elements as the heating system or a substantial portion of the siding are installed after transport, and which are non-movable after erection, shall not be considered a mobile home, if same complies with the Township Building Code and the provisions of this ordinance.
- Mobile Home Park: a specifically designated parcel of land designed and developed to accommodate 3 or more mobile home sites for continual and non-recreational residential use.
- Mobile Home Site: a plot of ground within a mobile home park designed to accommodate and support 1 mobile home. It is not the same as a building lot.

- Motel: a building or group of attached or detached buildings containing guest rooms provided for transient occupancy only, including motor lodges and similar transient lodging facilities not otherwise within the scope of another term defined in this Ordinance (such as Bed & Breakfast Facility, Boarding House, etc.).
- Nightclub: a facility (whether free-standing or part of another land use, such as a motel) usually open only at night, serving alcoholic beverages and sometimes food for consumption by patrons on the premises, and providing music, entertainment, and/or a space for dancing by patrons.
- Non-Conforming Use: a use which lawfully occupied a building/structure or land at the effective date of this ordinance or amendments thereto, and that does not conform to the use regulations of this ordinance for the zoning district in which it is located.
- Non-Conforming Building/Structure: a building/ structure or portion thereof lawfully existing at the effective date of this ordinance or amendments thereto, and which does not conform to the provisions (e.g. set-backs, height, lot coverage, parking) of this ordinance in the zoning district in which it is located.
- Non-Conforming Lot of Record: a lot or parcel lawfully existing of record at the effective date of this ordinance and which does not conform to the provisions of this ordinance (i.e. area, width, etc.).
- Occupied: the word "occupied" includes the terms arranged, designed, built, altered, converted to, rented, leased, or intended to be inhabited, but not necessarily for dwelling purposes.
- Off-Road Vehicle: any motorized vehicle designed for cross-country travel on or over land, snow, ice, marsh, swamp land, or other natural terrain, except farm vehicles being used for farming activities.
- Offshore Lot: any lot or parcel of land, whether or not improved, and whether or not platted, any portion of which:
 - A. does not abut the shoreline of any waterway; and
 - B. does not abut a promenade, walkway, or other property which itself abuts the shoreline of any waterway and which provides access and/or use rights to the waterway.
- On-Farm Biofuel Production Facility (Type I): a facility designed and intended to be used to produce biofuel, and having all of the following characteristics:

- A. The facility is located on land used in the commercial production of farm products.
 - B. The facility has a designed annual production capacity of not more than 100,000 gallons of biofuel.
 - C. The facility is located at least 100 feet from the boundary of any contiguous property under different ownership.
 - D. The facility meets all otherwise applicable setback requirements.
 - E. At least 75% of the feedstock for the facility is produced on the farm where the facility is located, on an annual basis.
 - F. At least 75% of the biofuel or other product/byproduct of the facility is used on the farm where the facility is located, on an annual basis.
- On-Farm Biofuel Production Facility (Type II): a facility designed and intended to be used to produce biofuel, and having all of the following characteristics:
 - A. The facility is located on land used in the commercial production of farm products.
 - B. The facility has a designed annual production capacity of not more than 100,000 gallons of biofuel.
 - C. The facility is located at least 100 feet from the boundary of any contiguous property under different ownership.
 - D. The facility meets all otherwise applicable setback requirements.
 - E. Less than 75% of the feedstock for the facility is produced on the farm where the facility is located, on an annual basis.
 - F. Less than 75% of the biofuel or other product/byproduct of the facility is used on the farm where the facility is located, on an annual basis.
- On-Farm Biofuel Production Facility (Type III): a facility designed and intended to be used to produce biofuel, and having all of the following characteristics:
 - A. The facility is located on land used in the commercial production of farm products.
 - B. The facility has a designed annual production capacity of at least 100,000 gallons but not more than 500,000 gallons of biofuel.

- C. The facility is located at least 100 feet from the boundary of any contiguous property under different ownership.
- D. The facility meets all otherwise applicable setback requirements.
- Outdoor Market: an activity on non-residential property in which one or more persons offer or display primarily used personal property items/merchandise, or seasonal fresh fruit/vegetables, for sale or exchange to prospective buyers in an open air setting or otherwise outside of a fully enclosed structure, and where a fee is charged to sellers/vendors and/or prospective buyers for admission. This term is intended to include activities commonly known as flea markets, farmers markets, swap meets, and any other similar type of open air activity or event.
 - Parking Area, Off-Street: an area (not utilizing any portion of a public street right-of-way) providing vehicular parking spaces along with adequate drives and aisles.
 - Parking Space: that area required by this Ordinance for the parking or storage of one automobile or other motor vehicle.
 - Patio: a structure consisting of flooring at ground level.
 - Permitted Use: see Section 3.5 of this Ordinance.
 - Planning Commission: the Schoolcraft Township Planning Commission.
 - Principal Use: the main, primary or predominant use of a lot.
 - Private Road: a private right-of-way for vehicular access to abutting properties which is specifically designated in Section 27.8 of this Ordinance, or which has otherwise been lawfully established in accordance with this ordinance (including a private easement lawfully established under Section 23.7.17 or 23.7.18) and any other applicable ordinances of Schoolcraft Township, and any other applicable county or state laws, rules and regulations.
 - Public Utility: any person, firm, corporation, municipal department or board duly authorized under municipal or state regulation to furnish to the public either transportation, water, gas, electricity, telephone, telegraph, cable television, steam, or sewage disposal services.
 - Public Utility Service Facilities: gas or electric substations, regulator stations, including buildings accessory thereto, and other public utility service buildings or structures. This term is not intended to include any Wind Energy Structure as defined herein.

- Recreational Vehicle: a portable vehicular unit primarily designed for travel and/or recreational usage, which may also contain facilities for temporary lodging. This term includes folding campers, truck-mounted campers, and motor homes, but does not include mobile homes.
- Recreational Vehicle Campground: a recreational oriented facility for the overnight or short term use of recreational vehicles and tents, and may include a year-round residence for the facility owner/operator; may also be known as a recreational vehicle park.
- Residential District (or Zone): any one or more of the following zoning districts established by this Ordinance: RR Rural Residential District, R-1 Medium Density Residential District, R-2 Medium Density Residential District, R-3 Medium Density Residential District, R-4 Manufactured Housing Community Residential District, and the C/R Campground and Recreation District.
- Roadside Stand: an area or temporary or permanent building or structure not exceeding 200 square feet in area designed and used by the residents of the property for the purpose of the display and sale of fresh/unprocessed (except washed) garden produce, fruit, grains, or other similar unprocessed cultivated food products actually grown on the premises upon which the roadside stand is located. Note: this land use is allowed as a principal permitted use in the Agricultural Districts, and is also permissible as an accessory use accessory to a dwelling or other applicable use in the Agricultural Districts and Residential Districts, in each instance subject to the applicable regulations specified in Section 4.25.
- Seasonal Mobile Home Park: a parcel or tract of land upon which three or more mobile homes are located on a continual or temporary basis but occupied on a temporary basis only, and which is offered to the public for that purpose regardless of whether a charge is made therefore, and may include a year-round residence for the park owner/operator.
- Single Ownership: ownership of a lot where the owner does not own adjoining property; provided, the owner of any number of contiguous lots or portions of lots may be considered as the owner of a single "zoning lot" for the purpose of this ordinance as the owner so elects, or as may otherwise be lawfully required by this ordinance, and in such cases the outside perimeter of the group of lots shall constitute the front, rear and side lot lines thereof.
- Setback Line (Minimum): the line which pertains to and defines those minimum building/structure setback lines which are established parallel to the front, side and rear lot lines and within which setback areas no part of

a building or structure shall project or be located, except as otherwise provided for by this ordinance.

- Setback (Building or Structure): the minimum horizontal distance required to exist between a building or structure (including steps or porches), and the front, side or rear lot line. The required setback area is that area encompassed by the respective lot lines and setback lines.
- Sign: any structure or device using words, numerals, figures, designs or trademarks designed to inform or attract the attention of persons. Also see Article 25 of this Ordinance for additional definitions of related terms.
- Solar Energy Generating Facility: an array of inter-connected photovoltaic collector panels and/or other devices with a designed capacity to generate five or more kilowatts of electricity intended to be transmitted to the electricity network of a public utility and/or for the primary purpose of meeting or reducing on-site energy needs.
- Special Land Use: see Section 3.6 of this Ordinance.
- Street: a dedicated public right-of-way, other than an alley, over which the public has the right of vehicular access.
- Structure: anything except a building, constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground, including but not limited to decks, gazebos, swimming pools, fences, walls, and wireless communications support structures; provided, that conventional mailboxes, and residential swing sets and other child play structures situated on the ground but not constructed into the ground are not considered structures for purposes of this ordinance.
- Swimming Pool: any structure or container located above or below grade designed to hold water to a depth of greater than 24 inches, intended for swimming or bathing.
- Township Board: the Schoolcraft Township Board.
- Variance: a modification of the literal provisions of a dimensional requirement or other non-use requirement, as opposed to the use of the property, which the Zoning Board of Appeals has limited authority to grant, when there are "practical difficulties" preventing compliance with the strict letter of the ordinance arising from an exceptional or extraordinary condition of the individual property for which the variance relief is requested and the variance standards specified in this ordinance are otherwise met.

- Waterway: a natural or man-made lake, river, stream, channel, pond, or other natural or artificial watercourse.
- 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, as shown on the most recent U.S. Geological Survey Maps, or the Michigan Department of Natural Resources MIRIS map, or as otherwise determined pursuant to standards used by the Michigan Department of Natural Resources for making wetland determinations.
- Wind Energy Structure: an accessory structure using wind to generate electrical power intended to primarily serve the needs of the occupants of the premises on which the structure is located, rather than to generate power for a utility grid serving other premises.
- Wireless Communications Support Structure: means a structure that is designed to support, or is capable of supporting, wireless communications equipment, including a monopole, self-support lattice tower, guyed tower, water tower, utility pole, or building; provided that for purposes of this Ordinance this term shall not include any tower or other support structure under 50' in height that is owned and operated by a federally-licensed amateur radio station operator or that is used exclusively for receive-only antennas.

A tower or other structure within the scope of this definition shall not be considered to be either "Essential Services" or "Public Utility Service Facilities" for purposes of this Ordinance, as those terms are defined in Section 2.2 of this Ordinance.

See Section 23.7 for other related defined terms used in that section.

- Yard: a general term applied to the space on a lot, which contains a building or structure or group of buildings/structures, lying between the building/structure or group of buildings/structures and the nearest respective lot line facing each building/structure:
 - A. Front Yard: An open space extending across the full width of a lot between the front lot line and the building setback line. The depth of such yard shall be the shortest horizontal distance between the front lot line and the building setback line, measured at right angles.
 - B. Rear Yard: An open space extending across the full width of a lot between the rear lot line and the nearest line of a building, porch or projection thereof. The depth of such yard shall be the shortest horizontal distance between the rear lot line and the nearest point of the building, porch or projection thereof.

- C. Side Yard: An open space extending on each side of the lot from the required front yard to the required rear yard. The width of such yard shall be the shortest distance between the side lot lines and the nearest point of a building, porch or projection thereof.
- Yard, Required Side-Rear-Front: an open space of prescribed width or depth, adjacent to a lot line, on the same land with a building or structure or group of buildings/structures, lying in the area between the building/structure or group of buildings/structures and the nearest lot line, and which is unoccupied and unobstructed from the ground upward, except for plants, trees, shrubs, fences, and as otherwise provided herein.
 - Zoning Administrator: the person or persons appointed by the Township Board to administer and enforce this ordinance.
 - Zoning Board of Appeals: the Schoolcraft Township Zoning Board of Appeals.
 - Zoning Compliance Permit: an authorization issued by the Zoning Administrator indicating that the proposed use and location of a building or structure conforms with the pertinent provisions of this ordinance, including the setback and yard requirements.
 - Zoning Lot: see "Lot, Zoning" above.