

TABLE OF CONTENTS

ARTICLE 1.0	ADMINISTRATION AND ENFORCEMENT	1 - 1
Section 1.01	Title of this Ordinance.....	1 - 1
Section 1.02	Enabling Authority	1 - 1
Section 1.03	Intent and Purposes of this Ordinance	1 - 1
Section 1.04	Scope	1 - 2
Section 1.05	Compliance Required	1 - 2
Section 1.06	Authority, Duties, and Responsibilities.....	1 - 2
Section 1.07	Certificates of Zoning Compliance	1 - 6
Section 1.08	Building Permits	1 - 9
Section 1.09	Certificates of Occupancy	1 - 9
Section 1.10	Records	1 - 10
Section 1.11	Fees and Performance Guarantees.....	1 - 10
Section 1.12	Compliance with Plans and Applications	1 - 12
Section 1.13	Violations and Penalties	1 - 12
Section 1.14	Public Hearing Procedures.....	1 - 14
ARTICLE 2.0	ZONING DISTRICTS	2 - 1
SECTION 2.100	PURPOSE OF DISTRICTS.....	2 - 1
Section 2.101	Zoning Districts	2 - 1
Section 2.102	Conservation-Preservation (CP) District	2 - 1
Section 2.103	General Agriculture (AG) District.....	2 - 1
Section 2.104	Manufactured Housing Park (R-2) District.....	2 - 2
Section 2.105	Hamlet Residential (R-3) District.....	2 - 3
Section 2.106	Bridgewater Center (BCD) District.....	2 - 3
Section 2.107	Local Commercial (C) District.....	2 - 3
Section 2.108	Reserved	2 - 4
Section 2.109	Light Industrial (LI) District	2 - 4
Section 2.110	Reserved	2 - 4
Section 2.111	Public/Semi-Public Services (PSP) District	2 - 4
SECTION 2.200	GENERAL STANDARDS	2 - 5
Section 2.201	Principal Uses and Special Land Uses	2 - 5
Section 2.202	Prohibited Uses	2 - 5
Section 2.203	Design and Development Requirements	2 - 5
Section 2.204	District Boundaries.....	2 - 5
Section 2.205	Official Zoning Map.....	2 - 5
ARTICLE 3.0	DIMENSIONAL STANDARDS.....	3 - 1
Section 3.101	Table of Dimensional Standards by District	3 - 1
SECTION 3.200	SUPPLEMENTAL PROVISIONS AND EXCEPTIONS	3 - 3
Section 3.201	Height Exceptions	3 - 3
Section 3.202	Lot and Dwelling Unit Density Standards	3 - 3

TABLE OF CONTENTS

Section 3.203	Yard Standards.....	3 - 4
Section 3.204	Permitted Yard Encroachments.....	3 - 6
Section 3.205	Compliance with Dimensional Standards.....	3 - 6
Section 3.206	Number of Principal Dwellings per Lot.....	3 - 7
Section 3.207	Frontage and Access Required.....	3 - 7
Section 3.208	Corner Clearance Areas.....	3 - 7
ARTICLE 4.0	LAND USE TABLE	4 - 1
Section 4.01	Key Designations in Table of Uses	4 - 1
Section 4.02	Table of Permitted Uses by District	4 - 1
ARTICLE 5.0	USE STANDARDS	5 - 1
Section 5.001	Intent	5 - 1
Section 5.002	Scope of Regulations	5 - 1
Section 5.003	Organization	5 - 1
SECTION 5.100	RURAL USES	5 - 3
Section 5.103	Farm-Based Tourism or Entertainment Activities	5 - 3
Section 5.101	Farm Markets and Agricultural Services	5 - 3
Section 5.103	Farm Products Direct Marketing Businesses	5 - 4
Section 5.104	Greenhouse	5 - 4
Section 5.105	Kennel	5 - 4
Section 5.106	Nature Preserve	5 - 5
Section 5.107	Nursery.....	5 - 6
Section 5.108	Private Riding Arenas and Boarding Stables.....	5 - 7
Section 5.109	Public or Commercial Riding Stables.....	5 - 7
Section 5.110	Roadside Stands.....	5 - 8
Section 5.111	Veterinary Clinics and Hospitals	5 - 8
Section 5.112	Non-Farm Keeping of Bees and Non-Equine Farm Animals.....	5 - 9
SECTION 5.200	RESIDENTIAL USES	5 - 11
Section 5.201	Accessory Dwelling	5 - 11
Section 5.202	Bed and Breakfast Inn	5 - 12
Section 5.203	Farm Labor Housing	5 - 14
Section 5.204	Home Occupations	5 - 15
Section 5.205	Manufactured Housing Parks	5 - 17
Section 5.206	Multiple-Family Housing	5 - 26
Section 5.207	Single-Family and Two-Family Dwellings	5 - 27
SECTION 5.300	OFFICE, SERVICE, AND COMMUNITY USES	5 - 29
Section 5.301	Accessory OFFICE, SERVICE AND COMMUNITY USES	5 - 29
Section 5.302	Cemetery	5 - 29
Section 5.303	Funeral Parlor or Mortuary	5 - 30
Section 5.304	Day Care and Large Group Home Facilities	5 - 30
Section 5.305	Institutional Uses.....	5 - 31
Section 5.306	Landscape Operations and Snowplow Businesses.....	5 - 31

TABLE OF CONTENTS

Section 5.307	Private Recreational Facilities	5 - 32
Section 5.308	Resort, Group Camp or Conference Center	5 - 34
Section 5.309	Recreational Vehicle Parks and Campgrounds	5 - 34
Section 5.310	Therapeutic Massage	5 - 35
Section 5.311	Workshops or Studios	5 - 35
SECTION 5.400	COMMERCIAL USES.....	5 - 37
Section 5.401	Accessory COMMERCIAL USES	5 - 37
Section 5.402	Amusement Center	5 - 37
Section 5.403	Bakeries.....	5 - 38
Section 5.404	Big Box COMMERCIAL USES	5 - 38
Section 5.405	Car Washes.....	5 - 39
Section 5.406	Drive-in or Drive-through Facilities	5 - 40
Section 5.407	Limited Business Use	5 - 40
Section 5.408	Motion Picture Cinema	5 - 41
Section 5.409	Motor Vehicle Service Centers, Repair Stations, and Fueling Stations.....	5 - 42
Section 5.410	Outdoor Cafes and Eating Areas	5 - 45
Section 5.411	Outdoor Sales or Display Areas.....	5 - 45
SECTION 5.500	INDUSTRIAL, RESEARCH, AND LABORATORY USES	5 - 47
Section 5.501	Intensive Industrial Operations	5 - 47
Section 5.502	Outdoor Storage, Dismantling or Recycling of Motor or Recreational Vehicles, Construction or Farming Machinery, Manufactured Houses or Similar Items.....	5 - 48
Section 5.503	Outdoor Storage, General	5 - 50
Section 5.504	Self-Storage Warehouses	5 - 51
SECTION 5.600	OTHER USES.....	5 - 53
Section 5.601	Aircraft Landing Strips, Private.....	5 - 53
Section 5.602	Composting Centers.....	5 - 53
Section 5.603	Controlled Uses	5 - 56
Section 5.604	Extraction Operations	5 - 59
Section 5.605	High Volume Well or Well System	5 - 59
Section 5.606	Private Off-Road Courses	5 - 61
Section 5.607	Racetracks	5 - 61
Section 5.608	Temporary Uses Not Otherwise Regulated.....	5 - 62
Section 5.609	Topsoil Removal or Stockpiling	5 - 63
Section 5.610	Utility Transmission and Distribution Lines	5 - 64
Section 5.611	Volatile Biofuel Production.....	5 - 64
ARTICLE 6.0	GENERAL PROVISIONS	6 - 1
Section 6.01	Boardwalks and Similar Improved Trails	6 - 1
Section 6.02	Bicycling and Horseback Riding Trails.....	6 - 1
Section 6.03	Accessory Structures.....	6 - 2
Section 6.04	Swimming Pools	6 - 4

TABLE OF CONTENTS

Sections 6.05–6.11	Reserved.	
Section 6.12	Building Grades	6 - 4
Section 6.13	Approval of Plats	6 - 4
Section 6.14	Reserved.	
Section 6.15	Performance Standards.....	6 - 4
Section 6.16	Reserved.	
Section 6.17	Fences and Walls.....	6 - 8
Section 6.18	Relocated Structures.....	6 - 9
Section 6.19	Portable Structures	6 - 9
Section 6.20	Temporary Construction Structures.....	6 - 9
Section 6.21	Sidewalks.....	6 - 10
Sections 6.22–6.33	Reserved.	
Section 6.34	Transient and Amusement Enterprises	6 - 11
Section 6.35	Completion of Construction	6 - 11
Section 6.36	Property Maintenance	6 - 12
Section 6.37	Property Between the Lot Line and Road.....	6 - 12
Section 6.38	Voting Place	6 - 12
Section 6.39	Essential Services	6 - 12
Section 6.40	Dumping and Filling of Land	6 - 12
ARTICLE 7.0	SPECIAL LAND USES.....	7 - 1
Section 7.01	Purpose	7 - 1
Section 7.02	Pre-Application Meeting	7 - 1
Section 7.03	Special Use Review Procedure	7 - 1
Section 7.04	Conditions of Approval	7 - 3
Section 7.05	Standards for Special Use Approval.....	7 - 4
Section 7.06	Compliance with Special Use Permit Approval	7 - 5
Section 7.07	Alteration and Expansion.....	7 - 5
Section 7.08	Re-Application.....	7 - 5
Section 7.09	Rescinding Conditional Use Permit Approval	7 - 6
ARTICLE 8.0	SITE PLAN REVIEW	8 - 1
Section 8.01	Purpose	8 - 1
Section 8.02	Site Plan Approval Required	8 - 1
Section 8.03	Pre-Application Meeting	8 - 5
Section 8.04	Applications for Site Plan Approval	8 - 5
Section 8.05	Planning Commission Action	8 - 6
Section 8.06	Combining Preliminary and Final Site Plans	8 - 8
Section 8.07	Required Site Plan Information	8 - 8
Section 8.08	Expiration of Site Plan Approval	8 - 12
Section 8.09	Phasing of Development	8 - 13
Section 8.10	Standards for Site Plan Approval.....	8 - 14
Section 8.11	Compliance with an Approved Site Plan.....	8 - 15
Section 8.12	Amendment and Revision.....	8 - 15
Section 8.13	Rescinding Site Plan Approval.....	8 - 16

TABLE OF CONTENTS

Section 8.14	Conforming to Construction Drawings	8 - 16
Section 8.15	Inspection.....	8 - 17
Section 8.16	Violations.....	8 - 17
ARTICLE 9.0	CONDOMINIUM REGULATIONS.....	9 - 1
Section 9.01	Purpose	9 - 1
Section 9.02	Scope	9 - 1
Section 9.03	Types of Permitted Condominium Units.....	9 - 1
Section 9.04	Condominium Site Plan Requirements	9 - 2
Section 9.05	Changes to an Approved Condominium	9 - 2
Section 9.06	Effect of Condominium Site Plan Approval	9 - 2
Section 9.07	Condominium Site Plan Expiration.....	9 - 3
Section 9.08	Rescinding Approval of a Condominium Site Plan	9 - 3
Section 9.09	Density Regulations	9 - 3
Section 9.10	Design and Development Standards.....	9 - 4
Section 9.11	Manufactured Housing Park Condominium.....	9 - 13
Section 9.12	Non-Residential Condominium	9 - 13
Section 9.13	Planned Unit Development District Condominium Developments	9 - 14
Section 9.14	Relocation and Subdivision of Lot Boundaries	9 - 14
Section 9.15	Monuments.....	9 - 15
Section 9.16	Construction in a General Common Element	9 - 15
Section 9.17	Recording of Condominium Documents	9 - 15
ARTICLE 10.0	PLANNED UNIT DEVELOPMENT (PUD) DISTRICT	10 - 1
Section 10.01	Intent	10 - 1
Section 10.02	Scope	10 - 1
Section 10.03	Eligibility Criteria.....	10 - 1
Section 10.04	Regulatory Flexibility.....	10 - 2
Section 10.05	Use Standards.....	10 - 3
Section 10.06	Residential Development Standards	10 - 4
Section 10.07	Development Standards	10 - 7
Section 10.08	Project Phasing	10 - 9
Section 10.09	Fees and Performance Guarantees.....	10 - 9
Section 10.10	Summary of the PUD Approval Process	10 - 10
Section 10.11	Pre-Application Meeting	10 - 10
Section 10.12	PUD Area Plan and Rezoning Review.....	10 - 11
Section 10.13	Site Plan Approval	10 - 13
Section 10.14	Subdivision Plat Approval	10 - 13
Section 10.15	Development Agreement.....	10 - 14
Section 10.16	Appeals	10 - 15
Section 10.17	Amendments.....	10 - 15
Section 10.18	Conforming to Construction Drawings	10 - 16
Section 10.19	Expiration of PUD Approval	10 - 16
Section 10.20	Rescinding PUD Approval	10 - 17
Section 10.21	Violations.....	10 - 18

TABLE OF CONTENTS

ARTICLE 11.0	SPECIAL DEVELOPMENT PROCEDURES.....	11 - 1
Sections 11.01–11.04	Reserved.	
Section 11.05	Natural Features Protection	11 - 1
Sections 11.06–11.09	Reserved.	
Section 11.10	Landscaping and Screening	11 - 6
Sections 11.11–11.14	Reserved.	
Section 11.15	Development Agreement.....	11 - 16
Sections 11.16–11.19	Reserved.	
Section 11.20	Exterior Lighting	11 - 17
Sections 11.21–11.27	Reserved.	
Section 11.28	Ponds	11 - 20
Section 11.29	Driveway Standards.....	11 - 21
Sections 11.30–11.32	Reserved.	
Section 11.33	Building Form and Composition	11 - 22
Sections 11.34–11.36	Reserved.	
Section 11.37	Private Roads	11 - 24
Section 11.38	Wireless Communication Facilities.....	11 - 24
Section 11.39	Reserved.	
Section 11.40	Wind Energy Conversion Systems	11 - 38
ARTICLE 12.0	OFF-STREET PARKING AND LOADING	12 - 1
Section 12.01	Purpose and Scope	12 - 1
Section 12.02	Use of Parking Facilities	12 - 1
Section 12.03	Residential Parking Standards.....	12 - 1
Section 12.04	Shared Facilities	12 - 2
Section 12.05	Schedule of Required Parking By Use	12 - 3
Section 12.06	Design Requirements.....	12 - 7
Section 12.07	Off-Street Loading	12 - 9
Section 12.08	Modification of Standards	12 - 9
Section 12.09	Construction and Maintenance.....	12 - 10
ARTICLE 13.0	SIGN REGULATIONS.....	13 - 1
Section 13.01	Purpose	13 - 1
Section 13.02	General Standards	13 - 1
Section 13.03	Signs Allowed Without a Permit	13 - 4
Section 13.04	Site Entry Featured With Signage	13 - 5
Section 13.05	Building Mounted Signs.....	13 - 6
Section 13.06	Ground Signs	13 - 7
Section 13.07	Billboards.....	13 - 8
Section 13.08	Prohibited Signs	13 - 9
Section 13.09	Sign Permits.....	13 - 10
Section 13.10	Nonconforming Signs.....	13 - 11
Section 13.11	Sign Removal by Township Action.....	13 - 12
Section 13.12	Exceptions	13 - 13

TABLE OF CONTENTS

Articles 14.0 – 15.0 Reserved

ARTICLE 16.0	NONCONFORMITIES.....	16 - 1
Section 16.01	Intent	16 - 1
Section 16.02	Nonconforming Use Determinations	16 - 2
Section 16.03	Unlawful Uses	16 - 3
Section 16.04	Nonconforming Single-Family Detached Dwellings.....	16 - 3
Section 16.05	Nonconforming Lots.....	16 - 4
Section 16.06	Nonconforming Uses.....	16 - 5
Section 16.07	Nonconforming Structures.....	16 - 6
Section 16.08	Nonconforming Sites.....	16 - 7
Section 16.09	Expansion and Substitution	16 - 8
Section 16.10	Change of Tenancy or Ownership	16 - 11
Section 16.11	Cessation of Nonconformities by Township Action	16 - 11
ARTICLE 17.0	ZONING BOARD OF APPEALS	17 - 1
Section 17.01	Board Established	17 - 1
Section 17.02	Membership and Terms.....	17 - 1
Section 17.03	General Procedures	17 - 2
Section 17.04	Powers and Duties of the ZBA	17 - 3
Section 17.05	Applications	17 - 4
Section 17.06	Interpretations	17 - 5
Section 17.07	Administration Appeals.....	17 - 5
Section 17.08	Variances.....	17 - 6
Section 17.09	Site Plan Requirements	17 - 8
Section 17.10	Conditions of Approval	17 - 8
Section 17.11	Appeals to Circuit Court	17 - 8
ARTICLE 18.0	AMENDMENTS	18 - 1
Section 18.01	Initiating Amendments.....	18 - 1
Section 18.02	Amendment Procedure.....	18 - 1
Section 18.03	Information Required.....	18 - 2
Section 18.04	Findings of Fact Required	18 - 3
Section 18.05	Notice of Adoption	18 - 5
Section 18.06	Referendum	18 - 5
Section 18.07	Conformance to Court Decree	18 - 6
Section 18.08	Conditional Rezoning	18 - 6
ARTICLE 19.0	DEFINITIONS	19 - 1
Section 19.01	Purpose	19 - 1
Section 19.02	Rules of Construction.....	19 - 1
Section 19.03	Definitions	19 - 2
Section 19.04	Undefined Terms	19 - 53

TABLE OF CONTENTS

ARTICLE 20.0	LEGAL CLAUSES	20 - 1
Section 20.01	Adoption	20 - 1
Section 20.02	Effective Date.....	20 - 1
Section 20.03	Severability	20 - 1
Section 20.04	Repeal of Previous Ordinances.....	20 - 1
Section 20.05	Conflict With Other Laws.....	20 - 1

NOTICE OF ADOPTION

LIST OF ADOPTED AMENDMENTS

Adopted May 7, 2015 - Ordinance No. 68

Public/Semi-Public Services (PSP) District Rezoning Amendments); an ordinance to amend the Official Zoning Map of Freedom Township

Adopted June 2, 2016 - Ordinance No. 67-1

Section 3.101 Table of Dimensional Standards by District
Section 4.02 Table of Permitted Uses by District
Section 5.108 Private Riding Arenas and Stables
Section 5.112 Non-Farm Keeping of Bees and Non-Equine Farm Animals

Adopted October 6, 2016 - Ordinance No. 67-2

Section 11.38 Wireless Communication Facilities