

**TOWNSHIP OF LEXINGTON
SANILAC COUNTY, MICHIGAN
ORDINANCE # 15-02**

AN ORDINANCE TO AMEND THE TEXT OF THE LEXINGTON TOWNSHIP ZONING ORDINANCE TO AMEND THE ALPHABETIZED ORDER OF DEFINITIONS AND INDEX, TO PROVIDE ADDITIONAL REQUIREMENTS RELATING THERETO, AND TO DEFINE TERMS RELATING TO THE SAME

THE TOWNSHIP OF LEXINGTON ORDAINS:

ARTICLE 1:

CHAPTER 2, Definitions, Section 2.2.0, is hereby amended as attached.

ARTICLE 2:

INDEX, S, is hereby amended as attached.

ARTICLE 3 SEVERABILITY CLAUSE:

The various parts of this ordinance shall be deemed severable. Should any section, paragraph, or provision hereof be held by the courts to be unconstitutional or invalid, such holding shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part held to be unconstitutional or invalid.

ARTICLE 4 REPEAL:

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict, to the extent that this ordinance conflicts with any other ordinance this ordinance shall control (supersede).

ARTICLE 5 EFFECTIVE DATE:

Public hearing having been held hereon, the provisions of this Ordinance shall take effect upon the expiration of seven days after publication, pursuant to the provision of Section 401 (6), Act 110 of the Public Acts of 2006, as amended.

ARTICLE 6 ADOPTION:

Made and passed by the Township Board of Lexington Township, Sanilac County, Michigan, on this 29th day of September, 2015, A.D.

Date of Public Hearing: August 19, 2015

Date of Adoption by Township Board: September 29, 2015

Date of Publication: October 2, 2015

Date and Time Ordinance Shall Take Effect: October 9, 2015; at 12 noon.

Certification


I, Katherine Calamita, Clerk of the Township of Lexington, do hereby certify that Ordinance No. 15-02 was adopted by the Township Board at a special meeting of the Township Board held at the Township Hall on the 29th day of September, 2015.

Vote on this Ordinance, 5 members being present, was as follows:

AYES: Kristie Jahn, Bill Watson, Chad Partaka, Katherine Calamite, Davianna McAllister

NAYS: None

I further certify that said Ordinance No. 15-02 adopted by the Township Board on the 29th day of September, 2015 was published once in The Jeffersonian, a newspaper published and circulated in the Township of Lexington, County of Sanilac, on the 2nd day of October, 2015, this being the first and final day of publication of this ordinance.


Katherine Calamita, Clerk
Township of Lexington

ADULT RELATED BUSINESS:

Any activity described under the definitions of Adult Bookstore, Adult Motion Picture Theater, Premises for Nude Entertainment, or Nude Modeling Studio and any other business having any employee or entertainer (in person or by motion picture, television, hologram or other type of image) displaying any "specified anatomical areas" or engaging in any "specified sexual activity" as defined herein.

AGRICULTURAL:

Means farms and farming in general (see definition of farm).

AGRICULTURAL PRODUCTS

Includes, but is not limited to, crops (corn, wheat, hay, potatoes); fruit (apples, peaches, grapes, cherries, berries, etc.); cider; vegetables (sweet corn, pumpkins, tomatoes, etc.); floriculture; herbs; forestry; husbandry; livestock and livestock products (cattle, sheep, hogs, horses, poultry, ostriches, emus, farmed deer, farmed buffalo, milk, eggs, and fur, etc.); aquaculture products (fish, fish products, water plants and shellfish); horticultural specialties (nursery stock, ornamental shrubs, flowers and Christmas trees); maple sap, etc.

AGRICULTURAL TOURISM", "AG-TOURISM" AND/OR "AGRI-TOURISM":

Means the practice of visiting an agribusiness, horticultural, or agricultural operation, including, but not limited to, a farm, orchard, winery, greenhouse, hunting preserve, a companion animal or livestock show, for the purpose of recreation, education, or active involvement in the operation, other than as a contractor or employee of the operation.

AGRICULTURALLY RELATED PRODUCTS

Means items sold at a farm market to attract customers and promote the sale of agricultural products. Such items include, but are not limited to all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream based desserts and beverages, jams, honey, gift items, food stuffs, clothing and other items promoting the farm and agriculture in Michigan and value-added agricultural products and production on site.

AGRICULTURALLY RELATED USES:

Means those activities that predominantly use agricultural products, buildings or equipment, such as pony rides, corn mazes, pumpkin rolling, barn dances, sleigh/hay rides, and educational events, such as farming and food preserving classes, etc.

ALLEY:

An individual appointed by the Township Board who shall assist the Zoning Administrator in administering the Lexington Township Zoning Ordinance.

DEVELOPMENT:

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

DISTRICT:

A portion of the unincorporated area of the Municipality within which certain regulations and requirements of various combinations thereof apply under the provisions of this Ordinance.

DRIVE-IN:

A business establishment so designed that its retail or service activity is dependent on a driveway approach for motor vehicles to serve patrons while in the motor vehicle, including customer communication facilities for financial institutions and restaurants serving food and beverages from a drive through window to patrons in motor vehicles.

DRIVEWAY:

A passageway of definite width, primarily for use by motor vehicles, over private property, loading from a street or other public way to a garage or parking area. A horseshoe shape drive or a "T" shape drive located within a front yard is included within this definition.

DRIVEWAY THROAT WIDTH:

The driveway width, measured perpendicularly from the edge of pavement or curb face, in the narrowest section of the driveway.

DWELLING UNIT:

A building, or enclosed portion thereof, designed for occupancy by one (1) family for residential purposes and having living, eating, sleeping, cooking and sanitary facilities independent of any other dwelling unit. A dwelling unit shall include both factory manufactured units and site built units.

DWELLING UNIT, ATTACHED:

A dwelling unit attached to any other dwelling unit by common structural elements.

DWELLING UNIT, DETACHED:

A dwelling unit that is not attached to another dwelling unit by any other means.

DWELLING UNIT, EFFICIENCY:

A dwelling unit of not more than one room in addition to kitchen and bathroom.

DWELLING UNIT, MULTIPLE FAMILY:

A building designed for three (3) or more dwelling units.

DWELLING UNIT, SINGLE-FAMILY:

connected to said exterior door areas or to porches connected to said door areas where a difference in elevation requires the same.

The compatibility of design and appearance shall be determined in the first instance by the Township Zoning Administrator upon review of the plans submitted for a particular dwelling subject to appeal by an aggrieved party to the Zoning Board of Appeals within a period of fifteen (15) days from the receipt of notice of said Zoning Administrator's decision. Any determination of compatibility shall be based upon the standards set forth in this definition of "dwelling" as well as the character, design and appearance of one or more residential dwellings located outside of manufactured housing communities (or mobile home parks) within two thousand (2,000') feet of the subject dwelling where such area is developed with dwellings to the extent of not less than twenty (20%) percent of the lots situated within said area; or, where said area is not so developed, by the character, design and appearance of one or more residential dwellings located outside of manufactured housing communities (or mobile home parks) throughout the township. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.

8. The dwelling contains no additions or rooms or other areas that are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
9. The dwelling complies with all pertinent building and fire codes. In the case of a manufactured home (or mobile home), all construction and all plumbing, or electrical apparatus and insulation within and connected to said manufactured home (or mobile home) shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time such standards may be amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.
10. The foregoing standards shall not apply to a manufactured home (or mobile home) located in a licensed manufactured housing community except to the extent required by state or federal law.
11. All construction required herein shall be commenced only after a building permit has been obtained in accordance with the applicable Michigan Building Code provisions and requirements.

DWELLING UNIT, TWO-FAMILY:

A detached building designed for and containing two (2) dwelling units.

EASEMENT:

- A. 16,500 turkeys,
- B. 30,000 laying hens or broilers (if the facility has continuous overflow watering),
- C. 9,000 laying hens or broilers (if the facility has a liquid manure handling system),
- D. 1,500 ducks, or
- E. 300 animal units¹ as a result of any combination:

Provided, however, that no animal feeding operation is a concentrated animal feeding operation (feedlot) as defined above under schedule 2 if such animal feeding operation discharges only in the event of a 25 year, 24-hour storm event.

The term animal unit means a unit of measurement for any animal feeding operation calculated by adding the following numbers: the number of slaughter and feeder cattle multiplied by 1.0, plus the number of mature dairy cattle multiplied by 1.4, plus the number of swine weighing over 25 kilograms (approximately 55 pounds) multiplied by 0.4, plus the number of sheep multiplied by 0.1, plus the number of horses multiplied by 2.0.

FENCE:

An accessory structure intended for use as a barrier to property ingress or egress, a screen for privacy from objectionable view or noise, or for decorative purpose.

FILLING:

The permanent depositing or dumping of any matter onto or into the ground, excluding activities relating to farming, lawn maintenance or landscaping.

FLEA MARKET:

An enclosed or outdoor retail activity in which two or more persons, operating independently, sell new or used hardgoods, furniture, antiques, novelties or other merchandise.

FLOOD OR FLOODING:

A general and temporary condition of partial or complete inundation of normally dry land area from:

1. Overland flow of inland water, or

Land that, based on available flood plain information, is subject to a one percent (1%) or greater chance of flooding in any given year.

FLOOD INSURANCE RATE MAP (FIRM):

A map of the Township prepared by the Federal Emergency Management Agency, which identifies 100 and 500-year flood plain and other flood related information; and which is used as the official floodplain map for insurance purposes.

FLOOD INSURANCE STUDY:

The official report provided by the Federal Emergency Management Agency containing flood profiles, as well as the Flood Hazard Boundary-Floodway Map and the water surface elevation of the base flood.

100-YEAR FLOOD PLAIN:

Same as Flood Hazard Area.

FLOODPROOFING:

Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY:

The channel of a river or other watercourse and the adjacent land areas designated in the Flood Insurance Study which shall be preserved in order to discharge the base flood waters. Floodway is the same as the regulatory floodway.

FLOOR AREA, GROSS:

The sum of all horizontal areas of all floors of a building or buildings, measured from the outside dimensions of the outside face of the outside wall. Unenclosed porches, courtyards, or patios shall not be considered as part of the gross floor area except where they are used for commercial purposes such as the outdoor sale of merchandise.

FLOOR AREA RATIO:

The ratio of gross floor area of a building to the area of the lot or parcel on which it is located, calculated by dividing the gross floor area in square feet by the lot area in square feet and expressed as a percentage. In calculating the floor area ratio, the floor area of accessory buildings shall be included.

FLOOR AREA, RESIDENTIAL:

For the purpose of computing the minimum allowable floor area in a residential dwelling unit, the sum of the horizontal areas of each story of the building shall be measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings. The floor area measurement excludes basements, unfinished attics, attached garages, breezeways, and enclosed and unenclosed porches.

FLOOR AREA, USABLE: (For the purpose of computing parking)

LIMITED COMMON ELEMENTS:

A portion of the common elements reserved in the master deed for the exclusive use of less than all of the co-owners.

LIVESTOCK:

Animals including, but not limited to, horses, cattle, sheep, goats, swine, poultry and rabbits.

LIVESTOCK BUILDING:

See definition of "Barn".

LOADING SPACE:

An off-street space on the same lot or parcel with a building, or group of buildings, for the temporary parking of a vehicle while loading or unloading any merchandise, materials or passengers.

LODGING FACILITY (Hotel/Motel/Motor Inn):

An establishment or a building/s providing a number of bedrooms, baths, etc. for the accommodation of travelers or other transient guests, and may offer food for sale provided that it is clearly accessory and incidental to the main use.

Any lot having at least two contiguous sides abutting upon one or more streets, provided that the interior angle at the intersection of such two sides is less than one-hundred thirty-five (135) degrees.

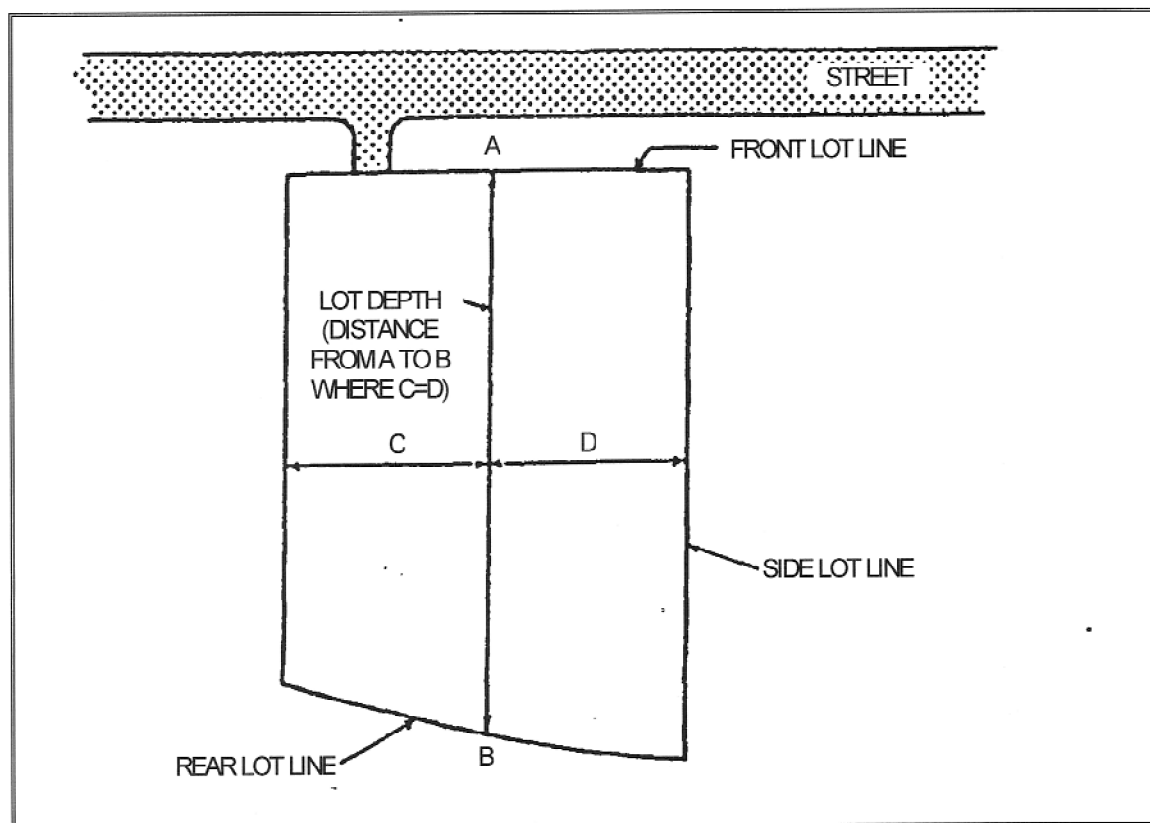
LOT, COVERAGE:

The part or percent of a lot occupied by buildings and structures.

LOT, DEPTH: (See Figure 5)

The horizontal distance between the front and rear lot lines, measured along the mid-point between side lot lines.

Figure 5: Lot Depth



LOT, ILLEGAL:

A lot created after the effective date of this Ordinance that does not meet all dimensional requirements of this Ordinance. An illegal lot may not be used for any purpose and may not be granted any variance by the Zoning Board of Appeals.

LOT, INTERIOR (See Figure 4)

A lot other than a corner lot which, with the exception of a "through lot", has only one lot line fronting on a public or private street.

LOT, NON-CONFORMING:

MANUFACTURED HOME:

A dwelling unit that is designed for long-term residential occupancy and is wholly or largely fabricated at an off-site location.

MANUFACTURED HOUSING:

A structure, transportable in one or more sections, which is built on a chassis and designed to be used with or without a permanent foundation as a dwelling unit when connected to required utilities, and the plumbing, heating air conditioning and electrical systems contained within the structure.

MANUFACTURED HOUSING COMMUNITY:

A parcel or tract of land under the control of a person upon which three (3) or more manufactured homes are located on a continual non-recreational basis and which are offered to the public for that purpose. A recreational vehicle park or campground is not a manufactured home park. The older term "manufactured home park" may also be used in portions of this Ordinance.

MANUFACTURED HOUSING COMMUNITY LICENSE:

A written license issued by the Manufactured Housing Commission allowing a person to operate and maintain a manufactured housing community under the provisions of Michigan Public Acts 96 of 1987, as amended, and this Ordinance and regulations issued hereunder. The older term "mobile home park" may also be used in portions of this Ordinance.

MANUFACTURED OR MOBILE HOME CONDOMINIUM PROJECTS:

A parcel of land under joint ownership as a condominium project which has been planned and improved for the placement of manufactured or mobile homes for non-transient use, upon individual, separate Condominium Unit Envelopes.

MANUFACTURED OR MOBILE HOME STAND:

That part of an individual lot that has been reserved for the placement of the manufactured or mobile home, appurtenant structures or additions.

MANUFACTURED OR MOBILE HOME LOT OR SITE:

A parcel of land for the placement of a single manufactured or mobile home and exclusive use of its occupants within a licensed manufactured or mobile home community (previous term "park"), a condominium project or subdivision project or development.

MANUFACTURED OR MOBILE HOME SUBDIVISION:

A parcel of land under single ownership which has been planned and improved for the placement of manufactured or mobile homes for non-transient use on individual lots and for the purpose of selling the lots.

MARGINAL ACCESS STREET:

A service street or roadway parallel to a major thoroughfare or arterial street and which provides access to abutting properties and protection from through traffic.

MASSAGE PARLOR:

An establishment, unless otherwise licensed by the State of Michigan, restricted to persons over the age of eighteen (18) and used for housing equipment and employing persons who give massages, body rubs, or muscle-relaxing exercises to other persons, necessitating human contact between such employee and any other person.

MASTER DEED:

The document recorded as part of a condominium subdivision plan to which are attached as exhibits deed covenants, bylaws, easement descriptions, survey and related documents.

MASTER PLAN:

A document containing development policy, land use and related plans, together with supporting documents, as most recently adopted by the Township Planning Commission pursuant to Public Act 285 of 1931.

MEMBERSHIP ORGANIZATIONS:

Membership Organizations include community service clubs, lodges, church halls, catering or renting halls, fraternal organizations, and the like. In this ordinance, Membership Organizations are a special land use in the O, Office (Section 11.3.0.7.) and a permitted use in the C, Commercial Districts (Section 12.2.0.14.).

MEZZANINE: (See Figure 1)

An intermediate floor in any story occupying not more than one-third ($\frac{1}{3}$) of the floor area of such story.

MINI-WAREHOUSE:

A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of customer's goods or wares.

MOBILE HOME: (see also MANUFACTURED)

Means a transportable structure, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. Mobile home does not include a recreational vehicle (e.g. a vehicle designed and used as temporary living quarters for recreational, camping, or travel purposes, or a vehicle having its own motor power, or a vehicle moved on or drawn by another vehicle).

MOBILE HOME COMMUNITY:

A parcel or tract of land under the control of a person upon which three (3) or more mobile homes are located on a continual, non-recreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile home and

which is not intended for use as a temporary trailer park. The older term "mobile home park" may also be used in portions of this Ordinance.

MOBILE HOME COMMUNITY LICENSE:

A written license issued by the Manufactured Housing Commission allowing a person to operate and maintain a manufactured housing community under the provisions of Michigan Public Acts 96 of 1987, as amended, and this Ordinance and regulations issued hereunder. The older term "mobile home park" may also be used in portions of this Ordinance.

MOBILE HOME OR MANUFACTURED CONDOMINIUM PROJECTS:

A parcel of land under joint ownership as a condominium project which has been planned and improved for the placement of manufactured or mo

MOBILE HOME DEVELOPMENT:

Mobile homes for non-transient use, upon individual, separate Condominium Unit Envelopes.

A parcel of land under single ownership which has been planned and improved for the placement of a mobile home for non-transient use, for the exclusive use of the owner, with other similar parcels of land in the adjoining properties.

MOBILE OR MANUFACTURED HOME STAND:

That part of an individual lot that has been reserved for the placement of the manufactured or mobile home, appurtenant structures or additions.

MOBILE HOME OR MANUFACTURED LOT OR SITE:

A parcel of land for the placement of a single manufactured or mobile home and exclusive use of its occupants within a licensed manufactured or mobile home community (previous term "park"), a condominium project or subdivision project or development.

MOBILE HOME OR MANUFACTURED SUBDIVISION:

A parcel of land under single ownership which has been planned and improved for the placement of manufactured or mobile homes for non-transient use on individual lots and for the purpose of selling the lots.

MODULAR HOME:

A dwelling built to meet the Michigan Building Code, which consists of pre-fabricated sections transported to the site on a removable undercarriage or flat bed and assembled for permanent location on the lot or parcel (Also a manufactured home.)

MOTOR HOME:

A self-propelled, licensed vehicle on a chassis, intended for recreation activities and temporary occupancy.

NOISE:

To regulate or prohibit noise which either annoys, injures, or endangers the comfort repose, health, or safety of others unless the making and continuing of the noise is necessary for the protection or preservation of property or the health, safety, life or limb of a person.

NON-AGRICULTURALLY RELATED PRODUCTS:

Means those items not connected to farming or the farm operation, such as novelty t-shirts or other clothing, crafts and knick-knacks imported from other states or countries, etc.

NON-AGRICULTURALLY RELATED USES:

Means activities that are part of an agri tourism operation's total offerings but not tied to farming or the farm's buildings, equipment, fields, etc. Such non-agriculturally related uses include amusement rides, concert, etc., and are subject to special use permit.

NONCONFORMING BUILDING OR STRUCTURE:

A structure of building lawfully constructed that does not conform to the requirements of this Ordinance.

NONCONFORMING USE:

A use which lawfully occupied a building or land at the effective date of this Ordinance, or amendments thereto, and that does not conform to the use regulations of the district in which it is located.

NUDE MODELING STUDIO:

An establishment restricted to persons over the age eighteen (18) used for housing and exhibiting persons in the nude acting as models for other persons to paint, photograph, videotape, draw, sketch, or the like.

NUISANCE:

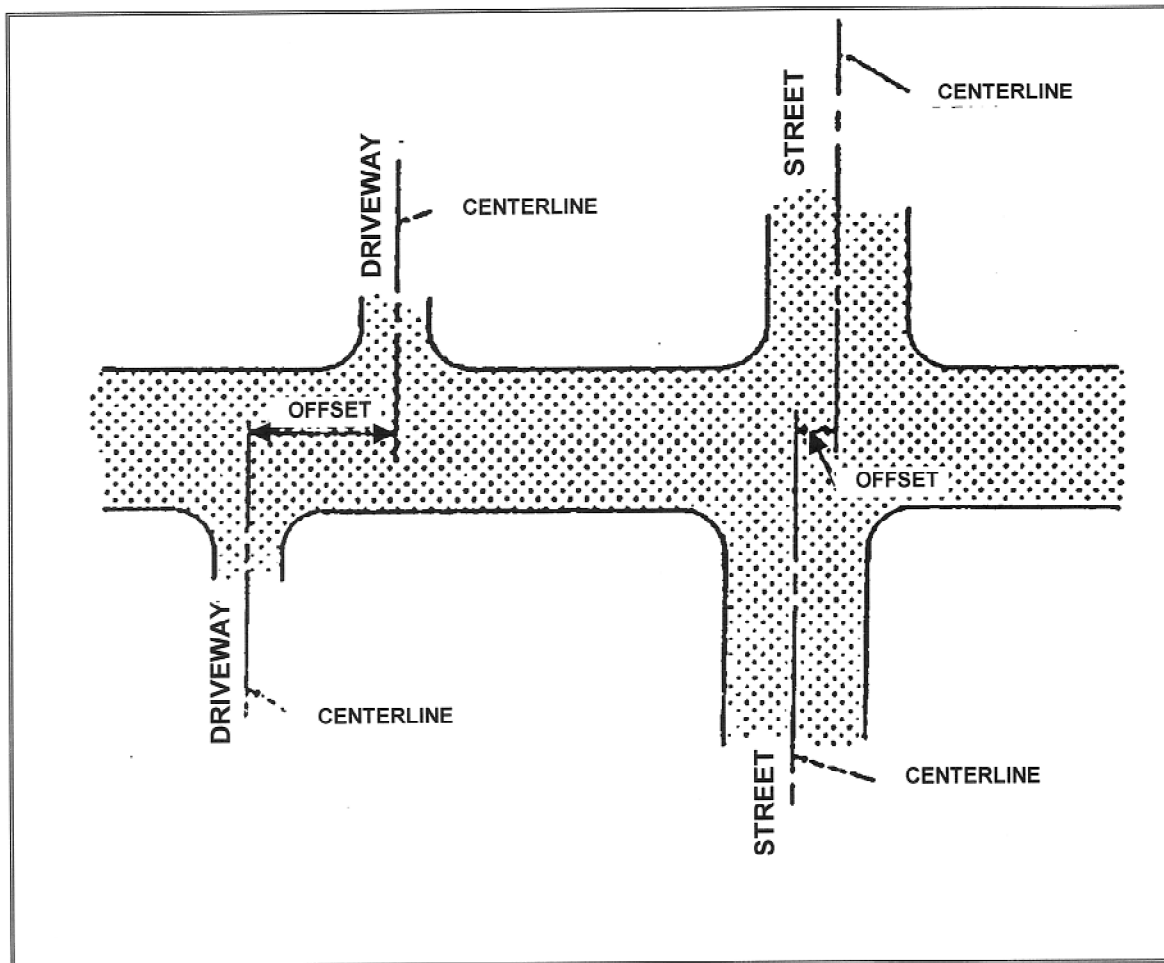
Any condition or use of premises or of building exteriors, which is unsightly or detrimental to the property of others or which causes or tends to cause diminution in the value of other property in the neighborhood in which such premises are located.

NUISANCE FACTORS:

An offensive, annoying, unpleasant or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being, or the generation of an excessive or concentrated movement of people, things, or characteristics of use, such as but not limited to: (a) noise, (b) dust, (c) smoke, (d) odor, (e) glare, (f) fumes, (g) flashes, (h) vibration, (i) shock waves, (j) heat, (k) electronic or atomic radiation, (l) objectionable effluent, (m) noise of congregation of people, particularly at night, (n) passenger traffic, (o) invasion of non-abutting street frontage.

NURSERY, PLANT MATERIAL:

Figure 7: Offset



OFFSET: (SEE Figure 7)

The distance between the centerline of driveways or streets which are opposite from one another.

OFF-STREET PARKING AREA:

A land area upon which improved vehicular parking spaces along with adequate drives and aisles for maneuvering are placed for the parking of three or more automobiles.

OPEN AIR BUSINESS USES:

Open air business uses shall be interpreted to include the following uses:

1. Retail sale of trees, shrubbery, plants, flowers, seed, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies, and home improvement equipment such as lawn movers, fertilizer spreaders, lawn rollers, etc.

1. Retail sale of fruits and vegetables.
2. Rental or sale of bicycles, recreational vehicles, mobile homes, trailers, motor vehicles, boats, or small hand equipment.
3. Outdoor display and sale of garages, swimming pools, and similar uses.

OPEN FRONT STORE:

A business establishment so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure. The term "Open Front Store" shall not include automobile repair stations or automobile service stations.

ORDINARY HIGH WATER MARK (OHWM):

The line between upland and bottomland which persists through successive changes in water levels, below which the presence and action of the water is so common or recurrent that the character of the land is markedly distinct from the upland as to soil surface and type and vegetation.

OUTDOOR FURNANCE:

Any equipment, device, or apparatus, or any part thereof, which is installed, affixed, or constructed outdoors for the primary purpose of combustion of solid fuel to produce heat or energy used as a secondary source of a heating system providing heat for any interior space.

PARCEL:

A lot described by metes and bounds description, whether or not included in a recorded plat or condominium subdivision.

PARKING SPACE:

Any space used for off-street parking of motor vehicles.

PEAK HOUR:

The hour during the typical day in which traffic volume is the highest.

PERSONAL USE LANDING FIELD:

Any location, either on land or water, which shall be used for the landing or take-off of aircraft with safety, solely for the use of the owner of the property, and which is not equipped with commercial facilities for the shelter, supply or repair of aircraft.

PLANNED NEIGHBORHOOD SHOPPING CENTER:

USABLE FLOOR AREA: (For the purpose of computing parking)

Is that area used for or intended to be used for the sale of merchandise or services or for use to serve patrons, clients, or customers. Such floor area that is used or intended to be used principally for the storage of merchandise, or for utilities shall be excluded from this computation of "Usable Floor Area". Measurement of floor area shall be the sum of the gross horizontal areas of the several floors of the building measured from the interior faces of the exterior walls.

USE:

The principal purpose for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied.

USE, CHANGE OF:

A modification or deviation from the original purpose, occupancy, utilization or classification of a building, structure or parcel or tract of land. The term is inclusive of (a) a discernible increase in the intensity of use, which by Ordinance imposes more restrictive parking requirements or other more restrictive characteristics of use or (b) an alteration by change of use in a building heretofore existing to a new use group, as defined in the Michigan Building Code, which imposes other special provisions of law governing building construction equipment or means of egress.

USE, INCREASE IN INTENSITY OF:

A discernible increase in the level or volume of activity generated by a change in use or an increase in floor area or an increase in land area configurations.

UTILITY STRUCTURE:

Means facilities related to and necessary for the operation of: oil, gas, water pipelines, sewer pipelines, electrical transmission lines, telephone and telegraph lines, oil and gas wells and underground storage fields. Included are such facilities as pumping stations, compressor stations, transformer stations, and switching stations.

VALUE-ADDED AGRICULTURAL PRODUCT:

Means the enhancement or improvement of the overall value of an agricultural commodity or of an animal or plant product to a higher value. The enhancement or improvement includes, but is not limited to marketing, agricultural processing, transforming, or packaging, education presentation, activities and tours.

VARIANCE:

A relaxation or modification of the dimensional requirements of this Ordinance as authorized by the Township Zoning Board of Appeals.

VINEYARD/ WINERY:

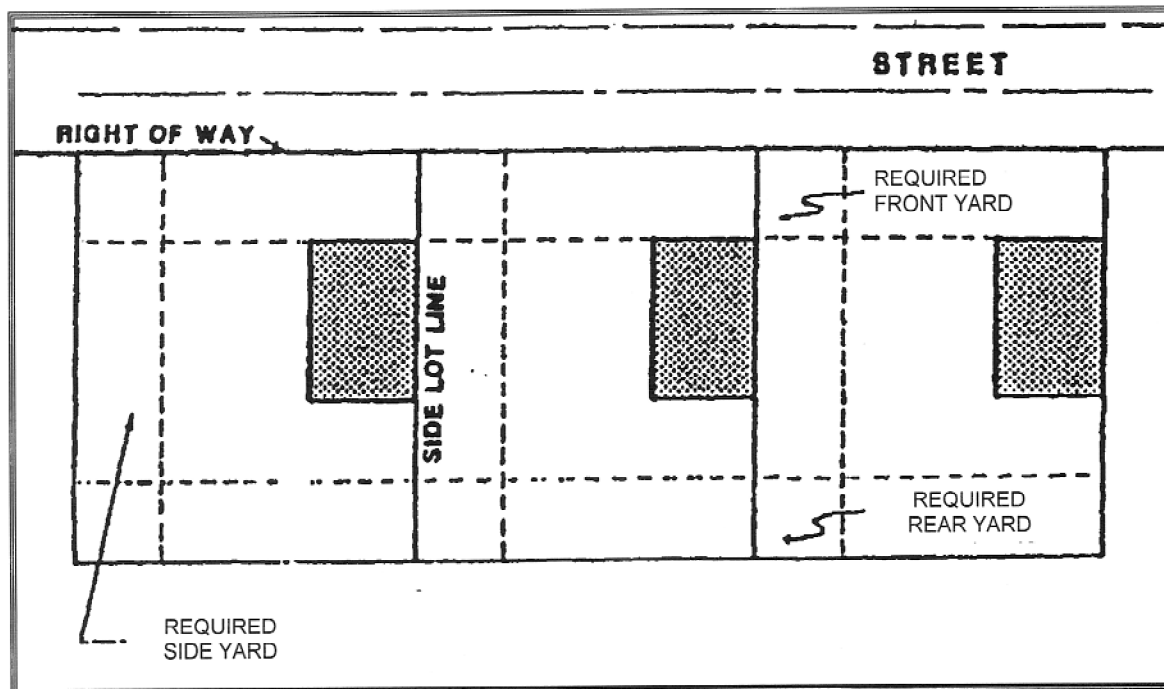
A plantation of grapevines especially where wine grapes are produced. A distillery where wine is made. A winery may also offer a sampling area where the wines distilled on site may be tasted and sold.

An open space extending the full width of the lot or parcel, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the foundation of the principal building. In the case of corner lots, there shall be only one rear yard, which shall be determined by the Zoning Administrator.

ZERO LOT LINE (See Figure 8)

The location of a building on a lot in such a manner that one or more of the building's sides rest directly on the lot line.

Figure 8: Zero Lot Line



ZONING ADMINISTRATOR:

An individual appointed by the Township Board who shall administer the Lexington Township Zoning Ordinance.

ZONING BOARD OF APPEALS:

The Lexington Township Zoning Board of Appeals created under Public Act 184 of 1943, as amended.

ZONING COMPLIANCE, CERTIFICATE OF: (Section 22.3.0)

A document signed by the Zoning Administrator, as required in the zoning ordinance, as a condition precedent to the commencement of a use or the erection, construction, reconstruction, restoration, alteration, conversion, or installation of a structure or building, which acknowledges that such use, structure or building complies with the provisions of the township zoning ordinance or authorized variance therefrom.

ZONING DISTRICT:

Review of special land uses:	14.4.0
Roadside sales: 6.2.0.11	
Rules of interpretation, definition:	2.1.0
Rules of interpretation of official map:	4.3.0
Rural open space retention plan:	3.52.0

S

Sanitary sewer service:	3.3.0
Satellite dish antennas:	3.13.0
Scope: 1.3.0	
Screens:	
Buffer zone development standards:	16.3.0
Fences, walls, screens:	3.14.0
Manufactured housing communities:	3.8.0.10
Landscape, intent:	16.1.0
Rural open space retention:	3.52.0.13, .15
Septage waste services:	3.22.0
Severability:	1.4.0
Shooting regulations:	3.22.1
Signs:	
Application:	3.20.0.03
Application fees:	3.20.0.04
Appeal of permit denial:	3.20.0.05
Billboards:	3.20.0.09
Definition:	3.20.0.10
Exempt signs:	3.20.0.07
Jurisdiction:	3.20.0.01
Manufactured housing community:	3.8.0.13
Permits:	3.21.0.02
Prohibited signs:	3.21.0.06
Requirements for signs:	3.21.0.09
Setback & height requirements:	3.21.0.08