

**ARTICLE 11.00
R-1-O RESTRICTED OFFICE DISTRICT**

Section 11.01 PURPOSE

The purpose of the R-1-O Restricted Office District is to provide a district to accommodate office uses of an administrative, business, professional or governmental nature which are characteristically not generators of large volumes of traffic and are traditionally developed in landscape settings. This district can stand on its own however its primary function shall be to serve as a transition district between single family residential homes and areas of more intense use or major thoroughfare roads.

Section 11.02 PRINCIPAL PERMITTED USES

In all R-1-O Restricted Office Districts, no building or land, except as otherwise specifically provided for in this Ordinance, shall be erected or used for other than the following specified uses:

Section 11.02.1 USES RESULTING FROM ANY OF THE FOLLOWING OCCUPATIONS:

Uses resulting from any of the following occupations: Executive, administrative, professional, accounting, financial institutions (no drive-thru facilities), writing, clerical, stenographic and drafting. This shall not be construed to eliminate offices of recognized manufactures' agents; provided, that there is no exterior display and the total floor area devoted to interior display of the product, does not exceed fifteen (15) percent of the gross floor area There shall be no outdoor storage of goods or material irrespective of whether or not they are for sale. There shall be no warehousing or the indoor storage of goods or material beyond that normally incidental to the above permitted office use.

Section 11.02.2 PHOTOGRAPHY STUDIOS

Section 11.02.3 LIMITED MUNICIPAL USES OR BUILDINGS

Municipal uses or buildings such as, but not limited to: township offices, police substations, post offices, libraries. No outdoor storage is permitted.

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Section 11.02.4 BUSINESS AND PRIVATE SCHOOLS

Business and private schools provided all uses are conducted within a completely enclosed building.

Section 11.02.5 STORES PRIMARILY SELLING PRESCRIPTION DRUGS

Section 11.02.6 ACCESSORY BUILDINGS AND USES

Accessory buildings, structures and uses customarily incidental to the above permitted uses.

Section 11.02.7 PONDS TO BE LOCATED WITHIN AN OFFICE COMPLEX SUBJECT TO THE FOLLOWING:

Section 11.02.7(a) The construction, maintenance or existence within the Township of any unprotected, unbarricaded, open or dangerous excavations, holes, pits, wells, which constitute or are reasonably likely to constitute a danger or menace to the public health, safety or welfare, are hereby prohibited; provided, however, this Section shall not prevent any excavation under a permit issued, pursuant to this Ordinance, where such excavations are properly protected and warning signs posted in such a manner as may be approved by the Building Official and provided further, that this Section shall not apply to streams, natural bodies of water or to ditches, streams, reservoirs, or other major bodies of water created or existing by authority of the State of Michigan, the County of Monroe, the Township or other governmental agency.

Section 11.02.7(b) Ponds shall be set back at least one hundred (100) feet from all property lines and any dwellings. This requirement may be varied by the Commission for buildings located within an Office Complex.

Section 11.02.7(c) Ponds shall be subject to all applicable Department of Natural Resources and County Soil Conservation District requirements.

Section 11.02.7(d) Subject to the permit requirements of Section 4.21.2 of ARTICLE 4.00 GENERAL PROVISIONS.

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Section 11.02.7(e) All man made ponds which are located on a parcel of land which is less than 5 Acres in area, shall be secured by totally enclosing the pond or the subject property with a fence which shall be a minimum of four (4) feet in height, unless otherwise approved by the Planning Commission. In reviewing this matter the Commission shall take into consideration the size of the subject property and the density and proximity of housing on the surrounding properties.

Section 11.02.7(f) In all cases the pond, surrounding lands and the enclosure fence shall be maintained.

Section 11.02.7(g) In all cases a life saving station shall be located at the pond. The life saving station shall, as a minimum have a flotation device with safety rope attached.

Section 11.02.8 Landscape ponds subject to the following:

Section 11.02.8(a) A Landscape Pond for the purpose of this ordinance is an excavation, container, lining or other means for holding permanent water which is 2 ft. or less in depth, has a water surface of 300 sq. ft. or less and is intended for viewing purposes only. If a proposed pond is not a Farm Pond or a Landscape Pond as defined by this ordinance, it shall be considered a pond and shall be subject to the restrictions for a pond as found in Section 4.21.2 of this ordinance.

Section 11.02.8(b) A Landscape Pond may be constructed as an element ancillary to a residential use only. A landscape pond may not be developed on a lot which does not contain a single family use.

Section 11.02.8c) The water source for the Landscape pond may be an open source of water (water fall, simulated creek etc.) provided it is 10 ft. or less from the Landscape Pond, 6-8 inches in depth and is 3 ft. or less in width (water surface).

Section 11.02.8(d) The Landscape pond must meet all building setback requirements for this district.

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Section 11.02.8(e) Subject to the permit requirements of Section 4.21.1 of ARTICLE 4.00 GENERAL PROVISIONS.

Section 11.03 USES SUBJECT TO SPECIAL CONDITIONS

The following uses shall be considered uses subject to special conditions in this district and may be permitted only after public hearing and review and approval by the Planning Commission.

The Commission shall review the application for use subject to special conditions in accordance with the procedure and standards as established in Section 3.09 of this Ordinance and specific standards directly related to the proposed use as established below:

Section 11.03.1 PUBLIC PAROCHIAL AND PRIVATE SCHOOLS SUBJECT TO THE FOLLOWING:

Section 11.03.1(a) Minimum site size shall be two (2) acres.

Section 11.03.1(b) Site must adjoin a major thoroughfare (projected 120 ft. right - of -way) or collector road (projected 86 ft. right - of -way.)

Section 11.03.1(c) Any building used in whole or part for school purposes shall be located not less than one hundred (100) feet from any adjacent property line.

Section 11.03.1(d) There must be provided and maintained a minimum of at least one hundred and fifty (150) square feet of outdoor recreation area for each enrolled student, with the minimum outdoor recreation area to be five thousand (5,000) square feet.

Section 11.03.2 CHILD CARE CENTER OR DAY-CARE CENTER SUBJECT TO THE FOLLOWING:

Section 11.03.2(a) No dormitory facilities permitted.

Section 11.03.2(b) This facility shall comply with all State laws and standards.

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Section 11.03.2(c) A minimum of five thousand (5,000) square feet of usable outdoor play area shall be provided, equipped and maintained for each facility. The outdoor play area shall be fenced and screened from residentially zoned or used properties and adjacent parking areas. The objective shall be to offer visual separation from adjacent residential properties and/or to avoid negative visual intrusions into the play area.

Section 11.03.2(d) The nursery or day-care center shall front onto a major thoroughfare or collector road.

Section 11.03.3 ADULT FOSTER CARE FACILITIES

Section 11.03.4 ADULT FOSTER CARE LARGE GROUP HOMES

Section 11.03.5 ADULT FOSTER CARE SMALL GROUP HOMES

Section 11.03.6 CHURCHES SUBJECT TO THE FOLLOWING:

Section 11.03.6(a) Minimum lot width shall be one hundred and fifty (150) feet.

Section 11.03.6(b) Minimum lot area shall be four (4) acres.

Section 11.03.6(c) The height of the building (excluding spire) may exceed the maximum height limitation for the district provided an additional foot of front, rear, and side yard setback is provided for every foot of height by which the building exceeds the maximum height limitation.

Section 11.03.6(d) The lot or parcel shall be located so that at least one (1) property line abuts a collector or major thoroughfare road. All egress/ingress to the facility shall be directly from this collector or major thoroughfare road.

Section 11.03.6(e) The main and accessory buildings shall be setback a minimum of one hundred (100) feet from any adjacent dwelling or residentially zoned property.

Section 11.03.6(f) Off street parking shall be prohibited from the front yard setback area and from the first fifteen feet of any side or rear yard setback. The yard set back shall be measured from the street setback line as established in ARTICLE 4.00 GENERAL PROVISIONS. Each yard area shall be

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landscaped with deciduous and evergreen trees and shrubs.

Section 11.03.6(g) The following minimum building setbacks shall be provided for all religious institutions:

- Front Yard Setback: 60 Feet
- Side Yard Setback: 30 Feet
- Rear Yard Setback: 60 Feet

Section 11.03.7 FINANCIAL INSTITUTIONS WITH DRIVE-THRU FACILITIES

Section 11.03.8 MUNICIPAL USES OR BUILDINGS

Municipal uses or buildings such as, but not limited to: fire stations, police stations, parks, parkways, water treatment plants, sewage treatment plants and public or private emergency facilities.

Section 11.03.9 HOSPITALS SUBJECT TO THE FOLLOWING:

Section 11.03.9(a) Minimum lot area shall be ten (10) acres.

Section 11.03.9(b) The lot location shall be such that at least one (1) property line abuts a major thoroughfare. The ingress and egress for off-street parking facilities for guests and patients shall be directly from said major thoroughfare.

Section 11.03.9(c) All main and accessory buildings shall be setback a minimum of one hundred (100) feet from all property lines.

Section 11.03.9(d) Ambulance and emergency entrance areas shall be located away and visually screened from adjacent residential uses. Screening shall be by way of a structure or by a masonry wall of six (6) feet or more in height.

Section 11.03.9(e) Heliport for air ambulance and emergency entrance associated with the heliport shall be located away and visually screened from adjacent residential uses. In siting the heliport consideration shall be given to the impact of take off and landings and the potential impact on adjacent properties. Screening shall be by way of a structure or by a masonry wall of six (6) feet or more in height.

Section 11.03.9(f) No power plant or laundry shall be located nearer than three hundred (300) feet to any adjacent residential use or district.

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Section 11.03.9(g) Hospitals shall be constructed, maintained and operated in conformance with all applicable State and Federal laws.

Section 11.03.10 ESSENTIAL SERVICES

Essential services such as public utility buildings, public utility transformer stations, sub-stations and gas regulator stations, without service or storage yards, shall comply with the requirements of ARTICLE 26.00 SCREENING, LAND USE BUFFERS, AND LANDSCAPE REQUIREMENTS and ARTICLE 37.00 DEFINITIONS and shall be subject to the following:

Section 11.03.10(a) A perimeter yard setback of not less than fifty (50) feet shall be provided.

Section 11.03.10(b) When a transmission or relay tower, etc. is proposed as part of the facility, the tower shall be so located that it does not present a nuisance to abutting residential properties. The tower shall be so located on the subject property that the distance from the base of the tower to all points on each property line shall be not less than one and one-half (1-1/2) times the height of the tower, unless engineering data is provided which indicates the proposed tower construction is such that failure would be restricted.

Section 11.03.10(c) The applicant substantiates that the proposed use will be so designed and so located as to reasonably minimize potential impact on adjoining properties by reason of noise, traffic problems or similar factors.

Section 11.03.10(d) In the case of cellular towers the requirements as found in Section 4.02 inclusively shall apply.

Section 11.03.11 PRIVATE NON-COMMERCIAL RECREATION

Section 11.03.12 GOLF COURSE, COUNTRY CLUBS AND GOLF DRIVING RANGES SUBJECT TO THE FOLLOWING:

Section 11.03.12(a) Regulation length 18-hole golf course shall have a minimum lot size of 140 acres. Nine-hole courses with regulation length fairways shall have a minimum lot size of 60 acres. Eighteen-hole, par-3 golf courses shall have a minimum lot size of 50 acres.

Section 11.03.12(b) The principal and accessory buildings shall be set back at least seventy-five (75) feet from all property lines.

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Fairways and driving ranges shall be oriented and designed in such a manner and set back a sufficient distance to prevent golf balls from being hit outside the perimeter of the golf course or driving range.

Section 11.03.12(c) At least one (1) shelter building with toilet facilities shall be provided. The shelter shall meet all requirements of the Monroe County Health Department and the Township Building Code.

Section 11.03.12(d) Engineering data shall be submitted to the Township to permit review by the Township Engineering Consultant. The submitted data shall document the impact of the golf course watering system on ground water supply for the general area.

Section 11.03.12(e) Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main structure, provided exterior display or advertising of said facilities shall be restricted to the sign advertising the golf course and shall clearly by way of area, size of lettering etc. be identified as the accessory activity on the site.

Section 11.03.13 MEDICAL OR DENTAL CLINIC SUBJECT TO THE FOLLOWING:

Section 11.03.13a. Minimum lot size shall be fifteen thousand (15,000) square feet.

Section 11.03.13b. Maximum building coverage shall be thirty-five (35%) percent.

Section 11.03.13c. The clinic shall be developed in a landscape setting which is in keeping with the residential character of this district.

Section 11.03.14 MAN MADE PONDS ARE NOT PERMITTED IN A R-1-O RESTRICTED OFFICE DISTRICT EXCEPT WHEN LOCATED WITHIN A OFFICE COMPLEX SUBJECT TO THE REQUIREMENTS OF SECTION 11.02.7.

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Section 11.03.15 FURRIES, DRESSMAKING AND TAILORING

Furries, dressmaking and tailoring establishments provided the aforesaid shall be so designed and located as to be in harmony with the quality and character of the surrounding uses.

Section 11.03.16 OTHER OFFICE/SERVICE USES NOT SPECIFIED.

Any other office/service use not specified as a principal permitted use which the Planning Commission finds not to be inconsistent with the purposes of this Article and will not impair the present or potential use of adjacent properties.

Section 11.04 DEVELOPMENT REQUIREMENTS

The following requirements shall be complied with in a R-1-0 Restricted Office District:

Section 11.04.1 SITE PLAN AND DEVELOPMENT APPROVAL FOR ALL USES AS SPECIFIED IN ARTICLE 27.00 OF THIS ORDINANCE

Section 11.04.2 OFF-STREET PARKING FOR ALL USES AS SPECIFIED IN ARTICLE 24.00 OF THIS ORDINANCE

Section 11.04.3 SCREENING AND LAND USE BUFFER FOR ALL USES AS SPECIFIED IN ARTICLE 26.00 OF THIS ORDINANCE

Section 11.04.4 SIGNS FOR ALL USES AS SPECIFIED IN ARTICLE 25.00 OF THIS ORDINANCE

Section 11.04.5 HEIGHT, AREA, LOT COVERAGE AND YARD REGULATIONS AS SPECIFIED IN ARTICLE 21.00 OF THIS ORDINANCE FOR THE (R-1-0) ZONING DISTRICTS

Section 11.04.6 GENERAL PROVISIONS OF THIS ORDINANCE, ARTICLE 4.00

Particular conditions or provisions may generally apply to development in this District as found in GENERAL PROVISIONS

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ARTICLE 4.00 of this Ordinance.

Section 11.04.7 YARD GRADING AND DRAINAGE

All yards in a (R-1-0) Restricted Office District shall be graded in a manner which shall avoid the ponding of storm water unless said conditions have been designed to occur as part of a storm detention plan which has been approved by Frenchtown Charter Township and such grading shall comply with the engineering design standards for Frenchtown Charter Township. A detailed grading plan shall be submitted by the builder/developer and shall be approved by Frenchtown Charter Township prior to issuance of a permit.

Section 11.04.8 SPECIFIC REQUIREMENTS

The following specific requirements shall apply with in a (R-1-0) Restricted Office District:

Section 11.04.8(a) All roads shall be constructed in accordance with standards adopted by Frenchtown Charter Township.

Section 11.04.8(b) All utility lines or similar facilities intended to serve any use in a (R-1-0) Restricted Office District, whether designed for primary service from main lines or for distribution of services throughout the site, shall be placed and maintained underground at all points within the boundaries of the site.

Section 11.04.8(c) Sanitary and storm sewer systems shall be provided in accordance with standards adopted by Frenchtown Charter Township.

Section 11.04.8(d) All buildings shall be readily accessible by fire and emergency vehicles and shall comply with the Township Fire Prevention Ordinance.

Section 11.04.8(e) Lighting shall be provided in an amount which shall be sufficient to permit safe movement of vehicles and pedestrians at night. The lighting shall be hidden source and so located and designated as to reflect light away from adjacent properties with particular attention to single family residential areas.

Section 11.04.8(f) Water system improvements and hydrant shall be provided in accordance with standards adopted by Frenchtown Charter Township.

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Section 11.04.8(g) The method of trash pick up shall be presented to the Planning Commission for approval. If dumpsters are proposed, they shall be screened in a manner acceptable to the Planning Commission. No dumpster shall be located less than fifteen (15) feet from any building. All dumpsters shall be located on a concrete pad sufficient in size (area) to accommodate the dumpster and the dumpster pick up vehicle.

Section 11.04.8(h) Fences and/or walls.

The erection, construction, or alteration of any fence, wall or other type of protective barrier shall require a building permit and prior to construction shall be approved by the Building Official. The Building Official shall review the adequacy and appropriateness of the proposed construction plans and shall review the application to insure conformance to the requirements of this Ordinance, in regards to land use development, and to the specific requirements of this Section. Fences shall conform to the following requirements:

Section 11.04.8(h)(1) All fencing and/or screening walls required and/or approved by the Planning Commission as part of Use Subject to Special Conditions and/or Site Plan Approval shall be permitted.

Section 11.04.8(h)(2) Fencing shall conform to the following requirements:

Section 11.04.8(h)(2-a) No fence shall hereafter be erected on a lot in excess of six (6) feet or less than three (3) feet in height above the grade of the surrounding land, except that tennis court fencing is exempt from this provision in accordance with Section 8.03.9

Section 11.04.8 (h)(2-b) No fence in excess of three (3) feet shall be located in the required front yard of any lot unless other wise approved by the Planning Commission as part of Use Subject to Special Conditions and/or Site Plan Approval.

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Section 11.04.8 (h)(2-c) No fence shall be located in the required (street side) side yard of a corner lot unless otherwise approved by the Planning Commission as part of Use Subject to Special Conditions and/or Site Plan Approval.

Section 11.04.8 (h)(2-d) Lake lots: No fence shall be located in the required lakeside yard setback and street side yard setback.

Section 11.04.8 (h)(2-e) All fences hereafter shall be of an ornamental nature. Barbed wire, spikes, nails or any other sharp point or instrument of any kind on the top of or on the side of any fence, or electric current or charge in said fences are prohibited. Notwithstanding anything in this Ordinance to the contrary, fences protecting municipal or public utility installations may exceed the heights provided for herein and barbed wire cradles may be placed on the top of said fences enclosing municipal or public utility installations or wherever deemed necessary in the interest of public safety. Plastic or other type of striping intertwined in cyclone fencing shall be prohibited.

Section 11.04.8 (h)(2-f) No fence, wall, structure or planting shall be erected, established or maintained on any corner lot which will obstruct the view of a driver of a vehicle approaching the intersection, excepting that shade trees would be permitted where all branches are not less than eight (8) feet above the road level (see Section 4.30 for specific requirements.) Such unobstructed corner shall mean a triangular area formed by the street property lines and a line connecting them.

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Section 11.04.8 (i) See the current Uniform Building Code, adopted by Frenchtown Charter Township, for regulations pertaining to pool fencing.

Section 11.04.8 (j) Street trees shall be provided between the street or road pavement and sidewalk of all interior and exterior street and/or roadways.

Section 11.04.8 (k) All parking spaces shall be restricted to customer and employee parking. Parking of vehicles used in the operation of the business shall be subject to review by the Planning Commission. All such vehicles shall be restricted to areas which are not exposed to public streets and roads.

Section 11.04.9 YARD USE

Except for private roads the area lying between the front property line and the back of curb or edge of roadway is street right-of-way and as such is under the jurisdiction of the Monroe County Road Commission or Michigan Department of Transportation. A permit from the Monroe County Road Commission or Michigan Department of Transportation shall be required for all work performed in this area. Parking of vehicles shall be restricted to driveways or approved designated parking areas. Parking or storage of vehicles on lawn or landscape areas shall be prohibited.