

**ARTICLE 6.00
PS PUBLIC SERVICE DISTRICT**

Section 6.01 PURPOSE

The Public Service District is designed to classify public owned uses as well as certain privately owned uses and lands which are intended for major use in a recreational or institutional setting by the general public.

Section 6.02 PRINCIPAL PERMITTED USES

In all Public Service 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 6.02.1 MUNICIPAL USES ETC.

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

Section 6.02.2 OUTDOOR PUBLIC OWNED RECREATIONAL USES

Outdoor public owned recreational uses including, but not limited to: playgrounds, play fields, golf courses, boating areas, fishing sites, parks and parkways.

Section 6.02.3 PUBLIC, PAROCHIAL AND PRIVATE SCHOOLS SUBJECT TO THE FOLLOWING:

Section 6.02.3(a) Minimum site size shall be two (2) acres.

Section 6.02.3(b) Site must adjoin a major thoroughfare (projected 120 ft. right-of-way) or collector road (projected 86 ft. right-of-way).

Section 6.02.3(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 6.02.3(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.

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Section 6.02.4 CULTURAL SERVICES ETC.

Cultural services such as museums, art galleries and historical sites.

Section 6.02.5 HEATING AND ELECTRIC POWER PLANTS

Heating and electric power plants including electric switching stations, transmission lines, fuel and ash storage and handling facilities, railroad sidings, and any other uses incidental to the generation, transmission and distribution of electric power.

Section 6.02.6 OTHER PUBLIC SERVICES

Such other public service uses as are essential or incidental to furnishing telephone and gas service to the public.

Section 6.02.7 TRAVEL TRAILER PARK

Travel trailer park subject to the following:

Section 6.02.7(a) Minimum lot size shall be three (3) acres. The lot shall provide direct vehicular access to a public street or road. The term "lot" for the purpose of determining "minimum lot size" shall mean the entire area of the camp ground or travel trailer park. Each lot shall be provided with at least one (1) public telephone.

Section 6.02.7(b) Each camping site proposed on a lot shall accommodate one travel trailer or tent only. Each proposed camping site shall be provided with individual electrical outlets and individual barbecue facilities. The purpose of the camp ground or travel trailer park shall be to provide temporary recreational sites and opportunities and not intermediate or long term housing. Occupancy within the park shall not exceed twenty one (21) days within a sixty (60) day period or forty two (42) days within a twelve month period.

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- Section 6.02.7(c) Public stations, housed in all-weather structures, containing adequate water outlet, flush toilets, waste container, electricity, and shower facilities, shall be provided uniformly throughout the lot at a ratio of not less than one (1) such station per each twenty (20) sites. Minimum size of any such structure shall be five hundred (500) square feet.
- Section 6.02.7(d) Each lot containing more than sixty (60) sites shall provide a building containing machine laundry (wash and dry) facilities.
- Section 6.02.7(e) No commercial enterprises shall be permitted to operate on the lot, except that a convenience goods shopping building may be provided on a lot containing more than eighty (80) sites. Said building shall provide parking space as provided in ARTICLE 24.00 OFF-STREET PARKING REQUIREMENTS, LAYOUT, STANDARDS, AND OFF-STREET LOADING AND UNLOADING.
- Section 6.02.7(f) Hard-surfaced, dust-free vehicle parking areas shall be provided for site occupants and guest as follows:
- Section 6.02.7(f)(1) Guest parking shall be provided at the ratio of not less than one (1) parking space per each two (2) camping sites. Guest parking shall be located within four-hundred (400) feet of the site it is intended to serve .
- Section 6.02.7(f)(2) Occupant parking shall be provided at the ratio of not less than two (2) parking spaces for each camping site. Occupant parking shall be located on the specific camping site it is intended to serve except in the case of sites limited to tents only. Parking intended to serve such sites, shall be located a maximum of four-hundred (400) feet from said sites.
- Section 6.02.7(g) No camping site shall have a minimum area less than fifteen hundred (1,500) square feet. The minimum area for camping sites designated for tents shall be three thousand (3,000) square feet. Each site shall be set back from any right-of-way or property line at least seventy-five (75) feet.

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- Section 6.02.7(h) A common use area shall be provided on each lot at a ratio of not less than one thousand (1,000) square feet per each camping site. This common area shall be developed by seeding, landscaping, picnic tables, barbecue stands and passive recreation equipment (i.e., swings, horseshoe pits, shuffleboard courts and the like) for the general use of all occupants of the complex.
- Section 6.02.7(i) Each camping site and all parking areas shall have direct access to a hard-surfaced, dust-free roadway of at least twenty-four (24) feet in width for two-way traffic and twelve (12) feet in width for one-way traffic. Parking shall not be allowed on any roadway. Access streets shall be asphalt roadways with a minimum surface thickness of three (3) inches, MDOT mixture 1100T bituminous, laid in two courses, weigh 330 pounds per square yard on an eight (8) inch minimum thick base course placed in two compacted four (4) inch layers of MDOT specification 21A, crushed limestone or slag or equivalent as approved by the Township Engineering Consultant. Sites specifically designated and used only for tent camping, need not have direct vehicular access to any street or road. These camping sites shall be provided pedestrian access by way of an adequately cleared and marked pathway which shall originate at the designated parking area provided for the given camp sites.
- Section 6.02.7(j) Any open drainage ways must have banks with slopes not to exceed 3:1 and shall be designed to properly drain all surface waters into the County drain system, subject to approval by the Drain Commission of Monroe County. All banks shall be stabilized by lawn area or other method approved by the Commission
- Section 6.02.7(k) All sanitary facilities shall be designed and constructed in strict conformance to all applicable Monroe County health regulations.
- Section 6.02.7(l) The development of the entire lot is subject to all applicable requirements of the Department of Natural Resources.
- Section 6.02.7(m) A minimum distance of fifteen (15) feet shall be provided between all travel trailers and tents.

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Section 6.02.7(n) Fences and greenbelts may be required by the Planning Commission. The location of common use areas, roadways, streets and buildings shall be subject to approval by the Planning Commission.

Section 6.02.8 **ACCESSORY BUILDINGS, USES**
Accessory buildings, structures, and uses customarily incidental to the above permitted uses.

Section 6.03 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 6.03.1 PUBLIC AND PRIVATE CLUBS OR ASSOCIATIONS PROVIDING RECREATIONAL USES FOR THEIR MEMBERS

Public and private clubs or associations providing recreational uses for their members including, but not limited to: private golf clubs, country clubs, tennis clubs and riding clubs. Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main building considered incidental to a permitted use or an approved conditional use provided:

Section 6.03.1(a) There is no exterior display or advertising of said premises.

Section 6.03.1(b) The structure and associated parking facilities are so sited and landscaped so as to protect views and adjacent existing residential uses and districts.

Section 6.03.2 CHURCHES SUBJECT TO THE FOLLOWING:

Section 6.03.2(a) Minimum lot width shall be one hundred and fifty (150) feet.

Section 6.03.2(b) Minimum lot area shall be four (4) acres.

Section 6.03.2(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.

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- Section 6.03.2(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 6.03.2(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 6.03.2(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 set back line as established in ARTICLE 4.00 GENERAL PROVISIONS. Each yard area shall be landscaped with deciduous and evergreen trees and shrubs.
- Section 6.03.2(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 6.04 DEVELOPMENT REQUIREMENTS

The following requirements shall be complied with in a PS Public Service District :

- Section 6.04.1 SITE PLAN AND DEVELOPMENT APPROVAL FOR ALL USES AS SPECIFIED IN ARTICLE 27.00 OF THIS ORDINANCE
- Section 6.04.2 OFF-STREET PARKING FOR ALL USES AS SPECIFIED IN ARTICLE 24.00 OF THIS ORDINANCE
- Section 6.04.3 SCREENING AND LAND USE BUFFER FOR ALL USES AS SPECIFIED IN ARTICLE 26.00 OF THIS ORDINANCE
- Section 6.04.4 SIGNS FOR ALL USES AS SPECIFIED IN ARTICLE 25.00 OF THIS ORDINANCE
- Section 6.04.5 HEIGHT, AREA, LOT COVERAGE AND YARD REGULATIONS AS SPECIFIED IN ARTICLE 21.00 SCHEDULE OF REGULATIONS OF THIS ORDINANCE

Height, area, lot coverage and yard regulations as specified in ARTICLE 21.00 SCHEDULE OF REGULATIONS of this

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Ordinance for the PS Zoning District. However, the height, area, lot coverage and yard regulations of the abutting district may be applied to the subject property provided the Planning Commission finds the height, area, lot coverage and yard regulations of the abutting district to be consistent with the purpose of this Article and shall not adversely affect adjacent neighboring properties in their existing or planned future use.

Section 6.04.6 GENERAL PROVISIONS OF THIS ORDINANCE, ARTICLE 4.00

Particular conditions or provisions may generally apply to development in this district as found in ARTICLE 4.00 GENERAL PROVISIONS, of this Ordinance.

Section 6.04.7 YARD GRADING AND DRAINAGE

All yards in a PS Public Service District shall be graded in a manner which shall avoid the ponding or 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 owner or their designee and shall be approved by Frenchtown Charter Township prior to issuance of a permit.

Section 6.04.8 FENCES IN A PS DISTRICT

Section 6.04.8(a) Fences may be permitted in a PS District provided no fence shall be built closer to the street than the front yard setback line applicable to the premises pursuant to the SCHEDULE OF REGULATIONS, ARTICLE 21.00. In cases where existing buildings have previously been constructed along the roadway the following shall apply:

Section 6.04.8(a)(1) No fence shall be located closer to the roadway than the existing adjacent buildings regardless of the applicable front yard setback line.

Section 6.04.8(b) No fence shall exceed four (4) feet in height. The Planning Commission may, however, permit an alternative as to placement and height of fence as it deems necessary to insure the protection of the proposed facilities and/or property. The Planning Commission in granting said alternative may require any condition or safeguard the

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Commission determines to be necessary to provide adequate protection for the abutting properties and the proposed facilities.