

Table of Contents

| | |
|---|------|
| CHAPTER 1 - MISCELLANEOUS PROVISIONS..... | 1-1 |
| SECTION 101. TITLE..... | 1-1 |
| SECTION 102. PURPOSE | 1-1 |
| SECTION 102.5 PURPOSE: Sexually Oriented Business Regulation | 1-2 |
| SECTION 103. SCOPE | 1-2 |
| SECTION 104. AUTHORITY | 1-3 |
| SECTION 105. VALIDITY AND SEVERABILITY | 1-3 |
| SECTION 106. EFFECTIVE DATE..... | 1-4 |
| SECTION 107. REPEAL OF PRIOR ORDINANCE | 1-4 |
| SECTION 108. REZONING OF CERTAIN PARCELS | 1-5 |
| CHAPTER 2 - GENERAL REQUIREMENTS | 2-1 |
| SECTION 201. NON-CONFORMING USES | 2-1 |
| SECTION 202. ACCESSORY BUILDINGS..... | 2-3 |
| SECTION 203. PERFORMANCE STANDARDS..... | 2-4 |
| SECTION 204. LOT AREA ALLOCATION RESTRICTION | 2-5 |
| SECTION 205. CORNER CLEARANCE | 2-5 |
| Figure 1. REQUIRED CORNER CLEARANCE AREAS..... | 2-6 |
| SECTION 206. SITE PLAN REVIEW. (Amended by Ordinance #73 and)..... | 2-7 |
| SECTION 207. RESIDENTIAL ENTRANCEWAY..... | 2-10 |
| SECTION 208. GENERAL EXCEPTIONS AS TO AREA, HEIGHT AND USE | 2-10 |
| SECTION 209. MULTIPLE DWELLING SIDE YARD..... | 2-10 |
| SECTION 210. FENCES (ORDINANCE #60) also see Section 205..... | 2-11 |
| SECTION 211. ACCESS THROUGH YARDS | 2-13 |
| SECTION 212. MOBILE HOME PARKS..... | 2-13 |
| SECTION 213. DISH ANTENNAS AND SIMILAR STRUCTURES..... | 2-13 |
| SECTION 214. ACCESS ROAD REQUIREMENTS | 2-14 |
| SECTION 215. ROADSIDE STANDS..... | 2-15 |
| SECTION 216. TEMPORARY OUTDOOR USES..... | 2-15 |
| SECTION 217. ZONING AND BUILDING PERMITS | 2-15 |
| SECTION 218. REQUIRED WATER SUPPLY AND SANITARY SEWERAGE FACILITIES | 2-15 |
| SECTION 219. OFF-STREET PARKING REGULATIONS..... | 2-15 |
| TABLE OF OFF-STREET PARKING REQUIREMENTS..... | 2-17 |
| SECTION 220. OFF-STREET LOADING REGULATIONS | 2-21 |

| | |
|---|------|
| SECTION 221. SUPPLEMENTARY STANDARDS FOR SINGLE-FAMILY DWELLINGS | 2-21 |
| SECTION 222. TELECOMMUNICATION TOWERS..... | 2-22 |
| SECTION 223. LAND DIVISIONS (Ordinance #67) | 2-22 |
| SECTION 224. HOME OCCUPATIONS..... | 2-22 |
| SECTION 225. TEMPORARY SITE REMEDIATION PERMITS..... | 2-23 |
| SECTION 226. PROHIBITION OF MARIHUANA ESTABLISHMENTS. (<i>Amended by Ordinance No. 2019-115</i>)..... | 2-24 |
| SECTION 227. DARK SKY LIGHTING REGULATIONS | 2-25 |
| CHAPTER 3 - DISTRICT REGULATIONS..... | 3-1 |
| SECTION 301. DIVISION OF THE TOWNSHIP (<i>Ordinance #67</i>)..... | 3-1 |
| SECTION 302. OFFICIAL ZONING MAP (<i>Ordinance# 2017-109</i>)..... | 3-1 |
| SECTION 303. INTERPRETATION OF BOUNDARIES..... | 3-2 |
| SECTION 304. SCOPE OF REGULATIONS | 3-3 |
| SECTION 305. DISTRICT REGULATION TABLES..... | 3-3 |
| <u>“R” RESIDENTIAL ZONING DISTRICT REGULATIONS</u> | 3-4 |
| <u>“A” AGRICULTURAL ZONING DISTRICT REGULATIONS</u> | 3-5 |
| <u>“FR” FOREST RECREATION ZONING DISTRICT REGULATIONS</u> | 3-6 |
| <u>“RL” LAKE RESORT ZONING DISTRICT REGULATIONS</u> | 3-7 |
| <u>“C” GENERAL COMMERCIAL ZONING DISTRICT REGULATIONS</u> | 3-8 |
| <u>“C1” GENERAL COMMERCIAL ZONING DISTRICT FOR GOODE SUBDIVISION</u> | 3-10 |
| <u>“I” INDUSTRIAL ZONING DISTRICT REGULATIONS</u> | 3-11 |
| <u>“L/I” LIGHT INDUSTRIAL ZONING DISTRICT (<i>Ordinance #67</i>)</u> | 3-12 |
| <u>“PUD” PLANNED UNIT DEVELOPMENT ZONING DISTRICT REGULATIONS</u> | 3-13 |
| <u>“OR” OFFICE/RESIDENTIAL ZONING DISTRICT REGULATIONS</u> | 3-14 |
| <u>“FI” FREEWAY INTERCHANGE ZONING DISTRICT REGULATIONS</u> | 3-15 |
| CHAPTER 4 PLANNED UNIT DEVELOPMENT & OPEN SPACE DEVELOPMENT OPTION | 4-1 |
| SECTION 401. DESCRIPTION AND PURPOSE | 4-1 |
| SECTION 402. REZONING REQUIRED | 4-2 |
| SECTION 404. PROCEDURES..... | 4-2 |
| SECTION 405. PRE-APPLICATION CONFERENCE..... | 4-2 |
| SECTION 406. PRELIMINARY PLAN | 4-3 |
| SECTION 407. PLANNING COMMISSION REVIEW OF PRELIMINARY PLAN | 4-3 |
| SECTION 408. (reserved for future use)..... | 4-6 |
| SECTION 409. TRANSMITTAL OF PLANNING COMMISSION’S RECOMMENDATION | 4-6 |
| SECTION 410. FINAL PLAN SUBMISSION | 4-6 |
| SECTION 411. FINAL PLAN CONTENT | 4-6 |

| | |
|--|------------|
| SECTION 412. PUBLIC HEARING | 4-8 |
| SECTION 413. FINAL PLANNING COMMISSION RECOMMENDATION | 4-8 |
| SECTION 414. FINAL APPROVAL BY TOWNSHIP BOARD..... | 4-8 |
| SECTION 415. TIME LIMITATIONS ON DEVELOPMENT..... | 4-8 |
| SECTION 416. PERFORMANCE BONDS..... | 4-9 |
| SECTION 417. REQUIRED IMPROVEMENTS PRIOR TO ISSUANCE OF OCCUPANCY PERMIT | 4-9 |
| SECTION 418. ADDITIONAL PROVISIONS | 4-9 |
| SECTION 419. SITE CONDOMINIUM SUBDIVISION APPROVAL <i>This section repealed by Ordinance # 67, 7-05-2003 – Site Condominiums now covered under Section 505 – Table of Special Use Permit Standards</i> | 4-9 |
| SECTION 420. MODIFICATION OF PUD PLANS..... | 4-9 |
| SECTION 421. OPEN SPACE PRESERVATION (Ordinance #67, 7/5/2003) | 4-10 |
| SECTION 422. MIXED-USE COMMERCIAL/RESIDENTIAL PUDs (<i>Ordinance #13-84</i>) | 4-11 |
| CHAPTER 5 - SPECIAL USE PERMIT REQUIREMENTS | 5-1 |
| SECTION 501. INTENT, PURPOSE, AND PROCESS..... | 5-1 |
| SECTION 502. PERMIT PROCEDURES..... | 5-2 |
| SECTION 503. PERMIT STANDARDS AND BASIS FOR DETERMINATIONS..... | 5-7 |
| SECTION 504. PERFORMANCE GUARANTEE..... | 5-8 |
| SECTION 505. APPEALS. | 5-9 |
| HARING CHARTER TOWNSHIP ZONING ORDINANCE TABLE OF SPECIAL USE PERMIT STANDARDS..... | 5-11 |
| CHAPTER 6 - SIGNS AND BILLBOARDS (<i>Ordinance #62</i>) | 6-1 |
| SECTION 601. INTENT AND PURPOSE | 6-1 |
| SECTION 602. DEFINITIONS..... | 6-1 |
| SECTION 603. BILLBOARDS..... | 6-2 |
| SECTION 604. ZONING PERMIT REQUIRED | 6-3 |
| SECTION 605. SIGNS AND ACTIVITIES EXEMPT FROM PERMIT | 6-3 |
| SECTION 606. PROHIBITED SIGNS | 6-5 |
| SECTION 607. GENERAL SIGN STANDARDS..... | 6-6 |
| SECTION 608. PERMITTED DISTRICT SIGNS..... | 6-6 |
| SECTION 609. NON-CONFORMING SIGNS/BILLBOARDS | 6-9 |
| CHAPTER 7 - ADMINISTRATION AND ENFORCEMENT | 7-1 |
| SECTION 701. RESPONSIBILITIES IN THE ZONING PROCESS..... | 7-1 |
| SECTION 702. ADMINISTRATIVE PROCESSES | 7-6 |
| SECTION 703. AUTHORITY OF THE ZONING BOARD OF APPEALS..... | 7-9 |
| SECTION 704. ENFORCEMENT | 7-13 |
| SECTION 705. AMENDMENT..... | 7-14 |

| | |
|---|------|
| SECTION 706. NOTICE REQUIREMENTS FOR PUBLIC HEARINGS..... | 7-16 |
| SECTION 707. REVIEW OF SUBDIVISION PLATS | 7-18 |
| CHAPTER 8 - DEFINITIONS..... | 8-1 |
| SECTION 801. RULES APPLYING TO THE TEXT..... | 8-1 |
| SECTION 802. DEFINITIONS..... | 8-2 |
| FIGURE 2 - BASEMENT AND STORY | 8-31 |
| FIGURE 3 - BUILDING HEIGHTS | 8-32 |
| FIGURE 4 - MEAN GRADE | 8-33 |
| FIGURE 5 - CORNER LOT | 8-34 |
| FIGURE 6 - LOT DEPTH | 8-35 |
| FIGURE 7 - LOT LINES AND YARDS | 8-36 |
| APPENDIX A - CHARTER TOWNSHIP OF HARING ZONING BOARD OF APPEALS | A-1 |
| RULES OF PROCEDURE (ZBA APPEALS) | A-1 |
| APPENDIX B - HARING TOWNSHIP ZONING MAP | B-1 |