

SECTION 5.7 -- VISIBILITY AT INTERSECTIONS

On any corner lot in any zoning district requiring front and side yards, no fence, wall, hedge, screen, sign, structure, vegetation, or planting shall be allowed to impede vision between a height of three (3) feet and eight (8) feet above the centerline grades within the triangular area formed by the intersecting street right-of-way lines and a straight line joining the two (2) street lines at points which are thirty (30) feet distant from the point of intersection, measured along the street right-of-way line.

SECTION 5.8 -- HOME BUSINESS

A home business shall be incidental and secondary to the use of the dwelling unit or accessory structure for business purposes. The following additional conditions shall be observed:

1. Home businesses shall be conducted solely by persons residing at the residence and/or with the assistance of one person who does not reside on the premises.
2. All business activity shall take place within the interior of the dwelling or an accessory structure. There shall be no exterior storage of materials or equipment.
3. No alteration to the exterior of the residential dwelling, accessory building(s), or yard that alters the residential character of the premises is permitted. Only a personal driveway may be used and no parking lots can be created for use by the business.
4. The home business shall not have the effect of increasing the land use intensity, including the volume of pedestrian or vehicular traffic beyond that normally generated by homes in a residential neighborhood.
5. No article shall be sold or offered for sale on the premises except that which is prepared or produced by the home business.
6. No equipment or process shall be used in a home business which generates noise, vibration, glare, fumes, odor or electrical interferences that create a nuisance to persons off the premises. This includes electrical devices which create visible or audible interferences with radio or television receivers or fluctuations in line voltages off the premises.
7. No hazard of fire, explosion, radioactivity, or chemical contamination shall exist at any time.
8. A home business shall be permitted one (1) sign as specified in Section 5.15.3. (Amended, effective September 27, 1999.)

SECTION 5.9 -- FENCES

Fences which enclose property shall comply with the following regulations:

1. General Fence Standards
 - A. Fences are to be made of wood, metal, masonry, or other commonly recognized fencing materials with each fence section securely anchored. Within the C-2 district, only wood, wrought-iron, masonry, or other materials approved by the Planning Commission can be used.

- B. Fences shall not contain electric current, or charges of electricity unless the property abuts agriculturally-used land.
 - C. Barbed wire, chicken wire, and razor wire are prohibited.
 - D. No fence, wall, tree, or shrub shall be erected, placed, established or maintained on any corner lot which will obstruct the view of a driver of a vehicle approaching the intersection as proscribed in Section 5.7, Visibility at Intersections. (Amended, effective September 27, 1999.)
- 2. Fences in Residential and Open Space Zoning Districts - Except as otherwise regulated, fences in the R-1, R-2, and OS-1 zoning districts shall not exceed four (4) feet in height from the front property line of the property to the front of the dwelling. Fences shall not exceed six (6) feet in height from the front of the dwelling to the rear of the property line. Fences in the RM-1 Zoning District shall be constructed according to the regulations found in Section 4.10.b.1.
 - 3. Fences in Commercial and Industrial Zoning Districts - Except as otherwise regulated, fences in the C-1, C-2, and I-1 zoning districts shall not exceed four (4) feet in height from the front property line of the property to the front of the main building on the lot. Fences shall be a maximum of eight (8) feet in height from the front of the main building to the rear property line. Within the C-2 district, fences shall be aesthetically compatible with the general character of the downtown area. (Amended, effective December 8, 1994).

SECTION 5.10 - ACCESSORY BUILDINGS

Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

- 1. Where the accessory building is structurally attached to a main building, it shall be subject to and must conform to all regulations of this Ordinance applicable to main buildings.
- 2. Detached accessory buildings shall not be erected in any required yard except a rear or side yard.
- 3. An accessory building shall follow height requirements as set forth in the district regulations.
- 4. No detached accessory building shall be located closer than ten (10) feet to any building nor shall it be located closer than eight (8) feet to any side or rear lot line. (Amended March 1, 2004)
- 5. Accessory buildings shall be constructed of materials similar to those of principal and accessory buildings in the surrounding area. In addition, accessory structures shall be compatible in design and appearance to principal and accessory buildings in the surrounding area.

SECTION 5.11 - TEMPORARY USE

- 1. Circuses, carnivals, or other transient enterprises may be permitted in any district, upon approval by the Board of Appeals based upon finding that the location of such an activity will not adversely affect adjoining properties, nor adversely affect public health, safety, morals, and the general welfare.

2. Temporary Sales (garage sales, yard sales, and other such sales) may be permitted in any district provided that no such sales activity shall extend beyond seven (7) days in any thirty (30) day period.

SECTION 5.12 -- ESSENTIAL SERVICES

1. Nothing in this Ordinance shall prohibit the provision of essential service, provided the installation of such service does not violate any other applicable provision of this Ordinance.
2. Nothing in this section shall be construed to permit the erection, construction, or enlargement of any building, tower, or maintenance depot for provision of an essential service except as otherwise permitted in this Ordinance.

SECTION 5.13 -- CURB CUTS AND DRIVEWAYS

Curb cuts and driveways may be located only upon approval by the Zoning Inspector and such other municipal, county, and state authorities as required by law; provided however, such approval shall not be given where such curb cuts and driveways shall unnecessarily increase traffic hazards.

SECTION 5.14 -- NATURAL DISASTERS

In the event that a fire, wind storm, or other natural disaster creates physical damage to a structure or lot where the effect of this damage threatens the health, safety, or welfare of the public, the property shall be cleaned up in accordance with Chapter VIII (Nuisances) and Chapter IX (Dilapidated Buildings) of the Village of Grass Lake General Ordinances.

SECTION 5.15 -- SIGN REGULATIONS

This section has been replaced by Village of Grass Lake General Ordinance Title XV Chapter 152 Section 152.01 through Section 152.11

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SECTION 5.16 --UTILITIES

SECTION 5.16.1 - LIGHTING

1. All outdoor lighting shall be hooded or shielded to focus both the light and glare from such lights both onto the property and away from all adjoining property.
2. All Commercial and Industrial Projects: While artificial lighting may be of sufficient intensity to discourage vandalism and theft, it shall be so arranged as to reflect the light away from any adjoining residential property with an average maintained footcandle (AMF) lighting level of 1.0. Light rays emitted shall not shine directly into any adjacent or nearby residence. A lighting plan demonstrating compliance shall be submitted to the Planning Commission.
3. Within Condominium, Site Condominium, PUD projects, and Platted Subdivisions, a consistent type of pedestrian-scale lighting shall be provided along all sidewalks, within any off-street parking lots, and along road frontages.

SECTION 5.16.2 - UNDERGROUND WIRING

Within all Condominium and Site Condominium projects, Planning Unit Developments (PUD), Planned Industrial Developments (PID), and Platted Subdivisions:

1. The owner/developer shall make arrangements for all distribution lines for electric, telephone, and cable TV service to be placed underground entirely through the project area. Such conduits or cables shall be placed within dedicated public rights-of-way or within private easements provided to such services companies by the developer. If, in the opinion of the Planning Commission, conditions exist which justify other means of distribution, these requirements may be altered to accommodate such conditions.
2. Conduits or cables placed in a public right-of-way shall be planned so as not to conflict with other underground facilities.
3. All telephone and electrical facilities shall be constructed in accordance with construction standards approved by the Michigan Public Service Commission.
4. All drainage and underground utility installations which traverse privately owned property shall be protected by easements granted by the owner/developer.

SECTION 5.16.3 -- SIDEWALKS/PEDESTRIAN CIRCULATION

1. Site design of all Condominium and Site Condominium projects, Planned Unit Developments (PUD, Planned Industrial Developments (PID), and Platted Subdivisions shall demonstrate a special sensitivity to pedestrian circulation and safety.
2. Sidewalks at least five (5) feet wide shall be provided along both sides of a public street. The surface shall be concrete. (Effective, June 4, 2009)
3. All commercial, industrial, and residential developments shall provide:
 - A. connections between all public sidewalks and building entrances
 - B. connections between public sidewalks adjacent to the development and those within the Development. (Amended, effective, December 30, 2000, and effective January 4, 2016.)