

SECTION 4.7 – USE STANDARDS FOR ALL ZONING DISTRICTS

4.7.1 - Residential Uses

1. All dwelling units shall be reviewed by the Building Official subject to the following conditions:
 - A. Dwelling units shall conform to all applicable Village codes and ordinances. Any such local requirements are not intended to abridge applicable state or federal requirements with respect to the construction of the dwelling. Dwelling units shall be constructed to the requirements of the Michigan Construction Code Act of 1972 (Act 230, P.A. 1972, as amended) and the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended.
 - B. The setbacks, gross floor area and lot coverage of any proposed single family dwelling unit shall comply with the standards set forth in the zoning district.
 - C. Dwelling units shall be permanently attached to a perimeter foundation. In instances where the applicant elects to set the dwelling on piers or other acceptable foundations that are not at the perimeter of the dwelling, then a perimeter wall shall also be constructed. Any perimeter wall shall be constructed of durable materials and shall also meet all local requirements with respect to materials, construction and necessary foundations below the frostline. Any such wall shall also provide an appearance which is compatible with the dwelling and other homes in the area.
 - D. Dwelling units shall be provided with exterior finish materials similar to the dwelling units on adjacent properties or in the surrounding residential neighborhood.
 - E. Dwelling units shall have a roof with a minimum 4:12 pitch and minimum eight (8) inch eave, and with a drainage system that will collect and concentrate the discharge of storm water or snow away from the sides of the dwelling. The roof shall have wood shake, asphalt, or other acceptable shingles and meet the snow load standards for southern Michigan.
 - F. Dwelling units shall be oriented on the lot to be consistent with the configuration of dwelling units on adjacent properties and in the surrounding residential neighborhood. All dwelling units shall have width to depth and depth to width ratio that does not exceed three to one (3:1). All dwelling units shall have a minimum width dimension of twenty four (24) feet.
 - G. Dwelling units shall be oriented toward the public right-of-way such that the facade that faces the street is manifestly designed as a front façade containing a door, windows and other architectural features customary of the front facade of a residence. There shall be a minimum of two (2) exterior doors with one (1) facing the street. All entrances shall be provided with steps, a stoop or porch that is permanently attached, on a frost depth foundation, either to the perimeter wall or foundation.
 - H. The dwelling shall contain storage capability in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to ten percent of the square footage of the dwelling or one hundred (100) square feet, whichever is less.
 - I. All homes shall be anchored by an anchoring system approved by the Village.

- J. The Building Official may request a review by the Planning Commission of any dwelling unit with respect to items d, e and f above. The Planning Commission shall review the proposed dwelling at a hearing where notice of such hearing shall be provided to all occupants of dwellings within three hundred (300) feet of the lot to contain the proposed dwelling. The Building Official or Planning Commission shall not seek to discourage architectural variation, but shall seek to promote the reasonable compatibility of the character of dwelling units, thereby protecting the economic welfare and property value of surrounding residential uses and the Village at large. In reviewing any such proposed dwelling unit, the Building Official may require the applicant to furnish such plans, elevations and similar documentation as the Building Official deems necessary to permit a complete review and evaluation of the proposal. When comparing the proposed dwelling unit to similar types of dwelling areas, consideration shall be given to comparable types of homes within three hundred (300) feet. If the area within three hundred (300) feet does not contain any such homes, then the nearest twenty (20) similar type dwellings shall be considered.
 - K. The provisions of this section shall not apply to manufactured homes situated in licensed manufactured housing parks. (Amended, effective May 20, 2009.)
2. Mobile home parks and subdivisions shall be subject to the following conditions:
- A. Each mobile home approved for erection on a mobile home subdivision lot shall be mounted on a solid concrete apron no less than twelve (12) feet in width, seventy (70) feet in length and four (4) inches in thickness or a suitable foundation;
 - B. Lot areas where a mobile home is to be erected, altered, or used as a single-family dwelling shall contain not less than 10,000 square feet of lot area for each mobile home;
 - C. The minimum lot width shall be eighty (80) feet;
 - D. The maximum lot coverage shall not exceed thirty (30) percent;
 - E. Each mobile home in the subdivision shall have a front yard setback of at least thirty (30) feet;
 - F. Each mobile home in the subdivision shall have side yard setbacks of at least eight (8) feet;
 - G. Each mobile home in the subdivision shall have a rear yard setback of at least twenty (20) feet;
 - H. No building or structure, or part thereof, shall be erected to a height exceeding fifteen (15) feet;
 - I. All mobile homes to be erected and used in a mobile home subdivision shall contain a gross floor area of not less than eight-hundred forty (840) square feet.
3. Home businesses
- A. 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.
 - B. 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.

- C. 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.
- D. 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.
- E. No article shall be sold or offered for sale on the premises except that which is prepared or produced by the home business.
- F. 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.
- G. No hazard of fire, explosion, radioactivity, or chemical contamination shall exist at any time.
- H. A home business shall be permitted one (1) sign as specified in Section 5.15.3.

4.7.2 - Retail and Services

- 1. Drive-in or drive-thru businesses shall be subject to the following conditions:
 - A. The minimum lot area shall be 15,000 square feet;
 - B. The lot shall be located on a Major Street;
 - C. A use with an accessory drive-through window shall not be located within 300 feet of another use with a drive-through window or an auto service use.
 - D. Access to the site shall be provided as follows:
 - 1) Ingress and egress shall be provided from a Major Street and all local traffic movement shall be accommodated within the site so that entering and exiting vehicles will make normal and uncomplicated movements into or out of the public thoroughfare;
 - 2) All ingress and egress points shall be located no closer than one hundred fifty (150) feet from the intersection of any two (2) streets or highways;
 - 3) No driveway shall be located nearer than thirty (30) feet, as measured along the property line, to any other driveway providing access to or from the drive-in business;
 - 4) All driveways providing ingress or egress to a drive-in business shall be no more than thirty (30) feet wide at the property line; and
 - 5) No ingress or egress shall be so arranged that vehicles can enter or leave the area only by backing on or across any sidewalk or back into any street.

- E. The parking and traffic circulation plan for the lot shall be submitted to the Village Street Administrator for review, and sufficient measures shall be taken to provide for one-way traffic flow where recommended;
 - F. Where the lot abuts a residential district, a buffer strip shall be provided in accordance with the applicable district in the form-based code regulations;
 - G. All waste disposal areas including containers shall be screened with an obscuring wood or masonry wall from abutting residential properties and public streets;
 - H. All such uses must be shown to have received appropriate approvals by the Jackson County Health Department;
 - I. Drive-in theaters shall be enclosed for their full periphery with a solid screen fence at least six (6) feet in height. Fences shall be of sound construction, painted, or otherwise finished neatly and inconspicuously; and
 - J. All fenced-in areas shall be set back at least one hundred (100) feet from any front street or property line. (Amended, effective May 20, 2009.)
2. Building supplies sales, lumber yard, garden and lawn supply store and other similar retail uses with outdoor storage; machinery sales, farm or industrial; and feed and fertilizer, sales and storage shall be subject to the following conditions:
- A. A five (5) foot tall ornamental fence or wall shall be constructed along the rear and sides of the lot, capable of keeping debris from blowing off the premises.
 - B. Storage areas shall be hard-surfaced or constructed of a substitute acceptable to the planning commission, except the planning commission may allow a gravel surface where dust control measures are utilized.
 - C. Storage or materials display areas shall meet all the yard setback requirements applicable to buildings in the district.
 - D. No banners, pennants, flags, streamers, or other attention-getting devices shall be permitted.
 - E. Outdoor speakers shall be prohibited. (Amended, effective May 20, 2009.)
3. Kennels shall be subject to the following conditions:
- A. The applicant will demonstrate that the kennel complies with the Animal Control and Protection Ordinance, County of Jackson, Michigan Ordinance No. 1.
 - B. Applicant will submit a signed statement acknowledging receipt, and understanding of, a copy of the Village of Grass Lake General Ordinance Chapter 3, Animals, and Chapter 8, Nuisances.

4.7.3 - Auto Services

1. Automobile service stations, carwashes, major vehicle repair and minor automobile or recreational vehicle maintenance and storage facilities shall be subject to the following conditions:
 - A. The minimum lot area is ten thousand (10,000) square feet;
 - B. The minimum street frontage is one hundred (100) feet;
 - C. An auto service use shall not be located within 300 feet of another auto service use or a use with a drive-through window.
 - D. Ingress and egress to any outdoor sales area shall be at least sixty (60) feet from the intersection of two streets; and
 - E. Exterior lighting shall be hooded or shielded so as to be deflected away from adjacent property in accordance with section 4.3.6.7.
 - F. All repair shall be conducted within a completely enclosed building.
 - G. Storage of vehicles awaiting repair shall be limited to no more than five (5) such vehicles for each repair bay. In no case shall vehicles be stored for a period in excess of fifteen (15) days. Storage of wrecked or partially dismantled vehicles shall only be permitted within a building or a storage area that is located in the side or rear yard and screened on all sides by a minimum six (6) foot tall wall.
 - H. There shall be no outdoor storage or display of vehicle components, parts, supplies, or equipment. (Amended, effective May 20, 2009.)

4.7.4 - Lodging and Restaurants

1. Bed and breakfast establishments and tourist homes shall be subject to the following conditions:
 - A. The bed and breakfast establishment shall be owner-occupied;
 - B. Food service licenses from the Jackson County Health Department are required;
 - C. No separate cooking facilities for individual rooms are allowed;
 - D. Adequate sanitary and bath facilities are provided; and
 - E. Adequate parking shall be provided according to Section 5.4.7 (Schedule of Off-Street Parking Spaces).
2. Hotels and motels shall be subject to the following conditions:
 - A. A swimming pool, tennis court, or similar recreational activity may be established in conjunction with the hotel or motel providing that no charge is made for its use;
 - B. A hotel or motel shall not be located within three hundred (300) feet from any adjacent residential district;

- C. Access should be provided so as not to conflict with adjacent businesses or adversely affect traffic flow;
 - D. Each unit shall contain not less than two-hundred fifty (250) square feet of floor area;
 - E. The property must abut a Major Street and provide access to this Major Street; and
 - F. No kitchen or cooking facilities are to be provided, with the exception of units for the use of the caretaker or manager.
3. Restaurants with outdoor seating shall be subject to the following conditions:
- A. The seating area shall be delineated with railings or ornamental walls that are a minimum of three (3) feet tall.
 - B. If located in front yard of the building, pedestrian circulation and access to the building entrance and along the sidewalk shall not be impaired, with a minimum five (5) foot wide unobstructed pedestrian pathway maintained.
 - C. The seating area shall be kept free of debris and litter.
 - D. Outdoor amplification shall be prohibited.
 - E. Additional signage shall not be permitted.
 - F. Any area used for the outdoor preparation of food or beverages shall be approved by the Planning Commission and the Health Department. The preparation area shall be integrated into the site and located to not impact adjacent uses.
 - G. Confirmation of appropriate liquor licenses shall be submitted to the Village, if proposed. (Amended, effective May 20, 2009.)
4. Drive-Through and Drive-In Restaurants: See 4.7.2.1.

4.7.5 - Office and Financial

- 1. Radio and television studios on the condition that all broadcasting antennas or towers are set back one (1) foot for every foot that tower exceeds the height limitation of the district.

4.7.6 - Medical and Care Facilities

- 1. Child care centers shall be subject to the following conditions:
 - A. There shall be provided and maintained a minimum of two-hundred (200) square feet of outdoor play area for each child or student, and;
 - B. A minimum of five thousand (5,000) square feet of fenced outdoor play area shall be provided; and

- C. The maximum licensed capacity for a child care center in the R-1, R-2, LS, CM, MA and WS districts is 25 children. (Amended, effective May 20, 2009.)
2. Group child day care homes shall be subject to the following conditions:
 - A. This activity must take place in a single-family home; and
 - B. The lot must be a minimum of seven-thousand five-hundred (7,500) square feet.
3. Funeral homes and mortuaries shall be subject to the following conditions:
 - A. Adequate assembly area shall be provided off-street for vehicles to be used in the funeral procession provided further that such assembly area shall be provided in addition to any off-street parking area;
 - B. A landscaped, maintained transition strip of fifteen (15) feet in width shall be provided on the side and rear yards and said strip of twenty (20) feet in width shall be provided in the front yard; and
 - C. A caretaker's residence may be provided within the main building of the funeral home.
4. Hospitals, convalescent homes, nursing homes, orphanages, sanitariums, and charitable institutions for human care shall be subject to the following conditions:
 - A. All such institutions shall be developed only on sites consisting of at least ten (10) acres in area or 1,500 square feet per bed, whichever is greater;
 - B. The proposed site shall have at least one property line abutting a Major Street. All ingress and egress to the off-street parking area, for guests, employees, staff as well as other uses of the facilities, shall be directly on said Major Street;
 - C. In the event one or more boundaries of the proposed site lies opposite or contiguous to a residential district, the minimum distances between any hospital structure or accessory use and the residential district boundary shall be at least one hundred (100) feet for buildings containing two stories or more;
 - D. The minimum distance from any street line shall be not less than forty (40) feet for buildings containing two stories or less, while buildings above two stories shall be set back an additional one foot for every five feet of height above two stories;
 - E. The minimum distance from any non-residential lot line shall not be less than twenty-five (25) feet. Ambulance and delivery areas shall be obscured from all residential view with a wall six (6) feet in height; and
 - F. Noise producing activities, such as ambulance and delivery areas shall be located not less than five hundred (500) feet from any residential area.

4.7.7 – Recreation and Entertainment

1. Adult uses shall be subject to the following conditions:

- A. No such use shall be located nearer than five hundred (500) feet from any residence, church, school, or park;
 - B. No such use shall be located nearer than five hundred (500) feet from any other adult use; and
 - C. The use shall not result in blight nor an adverse affect on health, safety, welfare, or morals of the citizenry of the Village.
2. Bowling alleys, skating rinks, dance clubs, exercise clubs, amusement arcades, and similar uses shall be subject to the condition that they are placed a minimum of one hundred (100) feet from any residentially zoned district.
 3. Golf courses and accessory uses customarily associated with such use shall be subject to the condition that a fifty (50) foot buffer strip is placed around the periphery, or any portion, of the golf course.

4.7.8 - Civic

1. Churches, synagogues, and temples shall be subject to the following:
 - A. A landscaped, maintained transition strip of fifteen (15) feet in width shall be provided on the side and rear and twenty (20) in width in the front yard.
 - B. Such uses in the R-1, R-2, LS, CM, MA and WS district must also adhere to the following:
 - 1) A minimum lot area of one (1) acre is required;
 - 2) A minimum lot width of one-hundred fifty (150) feet is required; and
 - 3) All structures shall be set back a minimum of fifty (50) feet from any lot line. (Amended, effective May 20, 2009.)
2. Elementary schools shall be subject to the following conditions:
 - A. There shall be provided and maintained a minimum of one-hundred fifty (150) square feet of outdoor play area for each child or student; and
 - B. A minimum of five thousand (5,000) square feet of outdoor play area shall be provided.
3. Communications towers shall be subject to the following conditions:
 - A. The following site and development requirements shall apply:
 - 1) The appropriateness of guy wires shall be considered when the property abuts a residential zoning district or use.
 - 2) The base of the tower and guy wire supports (if any) shall be fenced with a minimum six (6) foot high fence.
 - B. The following special performance standards shall apply to communications towers:

- 1) All communications towers must meet the standards of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).
- 2) The plans of the communication tower shall be certified by a registered structural engineer.
- 3) The applicant shall provide verification that the antenna mount and structure have been reviewed and approved by a professional engineer and that the installation is in compliance with all applicable codes.
- 4) The base of the communications tower shall occupy no more than five hundred (500) square feet.
- 5) The height of a communications tower shall not exceed two hundred (200) feet from grade. Towers in excess of one hundred (100) feet in height above grade level shall be prohibited within a two (2) mile radius of a public airport or one-half (½) mile from a helipad.
- 6) A communications towers shall not be artificially lighted except as required by the Federal Aviation Administration. There shall not be displayed advertising or identification of any kind intended to be visible from the ground or other structures, except as required for emergency purposes.
- 7) In no case shall a tower or antenna be located within thirty (30) feet of a property line.
- 8) Communications towers shall be located so that they do not interfere with reception in nearby residential areas and so there is room for vehicles doing maintenance to maneuver on the property owned and/or leased by the applicant.
- 9) All towers shall be equipped with an anti-climbing device to prevent unauthorized access. Metal towers shall be constructed of, or treated with, corrosive-resistant material.
- 10) Communications towers shall be grounded for protection against a direct strike by lightning and shall comply as to electric wiring and connections with applicable local statutes, regulations and standards. In addition, they shall be designed to withstand a uniform wind loading.
- 11) All signals and remote control conductors of low energy extending substantially horizontally above the ground between a tower and a structure, or between towers, shall be at least eight (8) feet above the ground at all points, unless buried underground.
- 12) Accessory structures are limited to uses associated with the operation of the tower, shall not exceed six hundred (600) square feet of gross area, and may not be located within twenty (20) feet of any property line.
- 13) Existing on-site vegetation shall be preserved to the maximum extent practicable.
- 14) There shall be no employees located on the site on a permanent basis to service or maintain the communications tower. Occasional or temporary repair and service activities are excluded from this restriction.

- 15) The policy of the community is to minimize the number of communication towers in the Village. Therefore, the Village shall require the collocation of communication towers. Pursuant to this policy, the following standards apply to communication towers:
 - a) All new and modified communication towers shall be designed and constructed so as to accommodate collocation.
 - b) A conditional use permit for the construction and use of a new communications tower shall not be granted unless and until the applicant demonstrates that a feasible collocation is not available for the coverage area and capacity needs.
- C. The following information shall be submitted prior to Village approval to construct a communication tower:
 - 1) Site plan in accordance with Section 5.2.4.
 - 2) A maintenance plan, and any applicable maintenance agreement, shall be presented and approved as part of the site plan for the proposed communications tower. Such plan shall be designed to ensure the long-term, continuous maintenance to a reasonably prudent standard.
 - 3) The application shall include a description of security to be posted at the time of receiving a building permit for the communication tower to ensure removal of the facility when it has been abandoned or is no longer needed. In this regard, the Village Planning Commission shall specify the form of security as approved by the Village attorney and recordable at the office of the County Register of Deeds, establishing a promise of the applicant and owner of the property to remove the facility in a timely manner as required under this section, with the further provision that the applicant and owner shall be responsible for the payment of any costs and attorney fees incurred by the community in securing removal. The security shall be adjusted on an annual basis according to the U.S. Bureau of Labor Statistics' Consumer Price Index annual average for United States cities in the North Central Region of the United States.
 - 4) The name, address and phone number of the person to contact for engineering, maintenance and other notice purposes. This information shall be continuously updated during all times the facility is located within the Village.

4.7.9 - Industrial

1. Automobile wrecking and salvage yards shall be subject to the following conditions:
 - A. No portion of the wrecking and salvage operation may be closer than two hundred (200) feet from any residentially-zoned property;
 - B. The open storage of any industrial equipment, vehicles, and materials including wastes, shall be screened from public view, from a public street by an enclosure consisting of an obscuring wall or fence not less than eight (8) feet in height. Whenever such open storage is adjacent to a residential zone in either a front, side, or rear lot line relationship, whether

- immediately abutting or across a right-of-way from such zone, there shall be provided an obscuring masonry wall or obscuring fence of at least eight (8) feet in height;
- C. No vehicles intended for dismantling or storage shall be stored outside of the obscured open storage area for a period greater than one (1) day;
 - D. Stacking of vehicles to a height exceeding eight (8) feet is prohibited;
 - E. There shall be emission of no noxious, toxic, or corrosive fumes or gases, in such concentrations as to be detrimental to or endanger the public health, safety, comfort, or welfare or cause injury to property or business;
 - F. All outdoor storage shall comply with Section 5.6 -- Outdoor Storage of Materials and all other Village ordinances;
 - G. All waste including oil, fuel, grease, or any other substances shall be disposed of in a safe and sanitary manner;
 - H. No such use shall carry on any operation that would produce heat and glare beyond the boundary line of the industrial district; and
 - I. No such use shall use lighting in a manner that produces glare on public highways and/or neighboring property.
2. Bulk storage of explosives or flammable liquids shall be subject to the condition that permit for such activity is obtained from the Michigan Department of State Police Fire Marshall's Office.
3. Contractor's yards for vehicles, equipment, and materials
- A. No portion of the wrecking and salvage operation may be closer than two hundred (200) feet from any residentially-zoned property;
 - B. The open storage of any industrial equipment, vehicles, and materials including wastes, shall be screened from public view, from a public street by an enclosure consisting of an obscuring wall or fence not less than eight (8) feet in height. Whenever such storage is adjacent to a residential zone in either a front, rear, or side lot line relationship, whether immediately abutting or across a right-of-way from such zone, there shall be provided an obscuring masonry wall or obscuring fence of at least eight (8) feet in height;
 - C. No vehicle, equipment, or materials may be stored outside of the obscured open storage area for a period to exceed one (1) day; and
 - D. All outdoor storage of materials shall comply with Section 5.6 -- Outdoor Storage of Material and all other Village ordinances.
4. Helicopter landing pads
- A. All such pads shall be located no nearer than two hundred (200) feet from any residential zoning district;
 - B. All requirements of the Federal Aeronautics Administration (FAA) concerning the placement, operation, maintenance, and other requirements of such pads shall be met;

- C. The helicopter pad shall be located on the parcel to minimize potential negative effects of noise, air movement, and blowing dust and debris;
 - D. Aircraft refueling, repair, maintenance, and storage shall be prohibited; and
 - E. Landing and take-off approach to pad shall not be permitted over residential zones.
5. Recycling collection centers shall be subject to the following conditions:
- A. The site is located on a Major Street with a minimum eighty (80) foot public right-of-way;
 - B. The Planning Commission may establish the days and hours of operation;
 - C. No burning, melting, or other reclamation shall be permitted;
 - D. A site plan shall be submitted showing how the sign, lighting, landscaping, and fencing requirements of the zoning ordinance shall be met. The site plan shall also show traffic circulation on the site;
 - E. No materials shall be stored or deposited on the premises in such form or manner that they may be transferred off the premises by natural causes or forces. No storage of materials shall be allowed outside of the semi-trailers, bins, barrels, or other appropriate container;
 - F. The site shall be kept clean and free of litter and debris. Weeds shall be controlled;
 - G. Rodents and other pests shall be controlled; and
 - H. Activity on the site shall be located at least one hundred (100) feet from any residentially-zoned district.
6. Mini-Storage Warehousing shall be subject to the following conditions:
- A. No building shall exceed sixteen (16) feet in height measured from the ground to the top of a wall.
 - B. No single structure shall exceed five thousand (5,000) square feet in area and each individual unit shall not exceed five hundred (500) square feet in area.
 - C. The minimum setback adjacent to any residential zoning district shall be fifty (50) feet.
 - D. All traffic ingress-egress shall be on a major street.
 - E. Vehicular ingress-egress shall be limited to one point for each side of property abutting any street or lot line.
 - F. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least twenty (20) feet wide when cubicles open onto one side of the lane only and at least twenty-four (24) feet wide when cubicles open onto both sides of the lanes.
 - G. If an on-site manager is to be provided: 1) two (2) parking spaces shall be provided adjacent to the manager's quarters; 2) one (1) spaces for every two hundred (200) storage cubicles or fraction thereof shall be located adjacent to the project office. A minimum of

two (2) such spaces shall be provided; 3) required parking spaces may not be rented as, or used for boat or vehicular storage.

- H. Outdoor advertising displays that do not identify the nature of the self-service storage facility itself shall not be permitted on the premises. Outdoor self-service storage identification advertising displays shall be in accordance with Section 5.15 of this Ordinance and shall not in any way exceed the maximum size, height and setback, if applicable.
- I. All outdoor lights shall be shielded to direct light and glare only onto the self-service facility premises in accordance with Section 4.3.6.7.
- J. All storage shall be within an enclosed building.
- K. The repair, construction or reconstruction of any boat, engine, motor vehicle or furniture is prohibited. The storage of any propane or gasoline engine or propane or gasoline storage tank is also prohibited, except when such tank is attached in a usual manner to a recreational vehicle, boat, motorcycle or other such vehicle used for recreational purposes.

The prohibition of storage tanks is not intended to prohibit the storage of recreational vehicles, boats, motorcycles, or other such vehicles used for recreational purposes. If such vehicles are to be stored within a facility, it shall meet all applicable fire and building codes that have been adopted by the Village of Grass Lake.
- L. No owner, operator, or lessee of any self-service storage facility or portion thereof shall offer for sale, or to sell any item of personal property or to conduct any type of commercial activity of any kind whatsoever other than leasing of the storage units or permit the same to occur upon any area designated as a self-service storage facility.
- M. Violation of any provision of the conditional uses listed above is punishable by Section 6.7 of this Ordinance.
- N. In order to ensure security and discourage loitering on the site the Village Council may require a six-foot chain-link fence to be erected along the perimeter of the site. (Amended, effective May 20, 2009.)