

Article 4: PL Public Lands District

Amendments:

ARTICLE IV

PL PUBLIC LANDS DISTRICT

PURPOSE

The Public Lands 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 public. Buildings and sites in this district should be compatible with the character of the surrounding neighborhood and should establish a high standard of site design and appearance.

SEC. 4.1 PRINCIPAL PERMITTED USES

No building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

1. Municipal or other governmental buildings such as, but not limited to: township offices, fire stations, police stations, post offices and park comfort stations, provided that such uses do not meet the definition of “large scale institutional uses.”
2. Outdoor public owned recreational uses including, but not limited to: playgrounds, playfields, golf courses, boating areas, fishing sites, parks and parkways.
3. Public schools, provided that such schools do not meet the definition of “large scale institutional uses”, offering courses in general education subject to the following requirements:
 - (a) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets.
 - (b) All schools shall be licensed by the State of Michigan. Documentation shall be provided by the proprietor relative to such facility’s ability to obtain a license.
4. Cultural services such as museums, art galleries and historical sites.

SEC. 4.2 SPECIAL LAND USES

The following uses shall be considered special land uses in this district and shall be permitted only after review and approval by the Planning Commission in accordance with the procedure and standards as found in Section 2.7 of this Ordinance and further subject to the requirements listed below:

1. 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, subject to the following requirements:

	PURPOSE
SEC. 4.1	PRINCIPAL PERMITTED USES
SEC. 4.2	SPECIAL LAND USES

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- (a) Buildings may exceed the maximum building height permitted in Article 20, Schedule of Regulations, where permitted by Section 28.23, Height Exceptions.
 - (b) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may permit secondary access from local streets.
 - (c) Continuous screening shall be provided wherever such use is located adjacent to a single-family residential district or use, in accordance with Section 26.11, Methods of Screening.
 - (d) No building shall be located within one hundred (100) feet of any property line.
 - (e) Golf fairways, swimming pools, tennis courts and similar uses shall be located not less than thirty-five (35) feet from any property line and shall comply with the requirements of Section 26.12, Areas Requiring Screening and/or Buffering.
2. Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main building and are considered incidental to a permitted use or an approved special land use provided:
- (a) There is no exterior display or advertising of said premises.
 - (b) The structure and associated parking facilities are so sited and landscaped so as to protect views and adjacent existing residential uses and districts.
3. Municipal facilities that qualify as “large scale institutional uses,” subject to the conditions of Section 28.63.
4. Wireless communication facilities, subject to Section 28.11.
5. Private schools, including parochial and charter schools, excluding child care facilities, provided that such schools do not meet the definition of “large scale institutional uses”, subject to the following requirements:
- (a) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets.
 - (b) All schools shall be licensed by the State of Michigan. Documentation shall be provided by the proprietor relative to such facility’s ability to obtain a license.
6. Churches, temples, and similar places of worship, and other facilities incidental thereto, provided that such uses do not meet the definition of “large scale institutional uses” or “large scale churches” and subject to the following requirements:
- (a) Buildings may exceed the maximum building height permitted in Article 20, Schedule of Regulations, where permitted by Section 28.23, Height Exceptions.

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- (b) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may permit secondary access from local streets.
- (c) Continuous screening shall be provided wherever such use is located adjacent to a single-family residential district or use, in accordance with Section 26.11, Methods of Screening.

SEC. 4.3 DEVELOPMENT REQUIREMENTS

All principal permitted uses and special land uses shall comply with all applicable provisions of the Zoning Ordinance, including but not limited to the following:

1. Site plan and development approval for all uses, as specified in Article 29 of this Ordinance.
2. Off-street parking for all uses, as specified in Article 24 of this Ordinance.
3. Landscaping, screening and land use buffers for all uses, as specified in Article 26 of this Ordinance.
4. Signs for all uses, as specified in Article 25 of this Ordinance.
5. Special Provisions, as specified in Article 28 of this Ordinance.
6. Height, area, lot coverage and yard regulations, as specified in Article 20 of this Ordinance for the PL 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.
7. Fences shall be permitted in a PL District, subject to the following:
 - (a) 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 20.)
 - (b) No fence shall be built closer to the street than the established front building line along said street or in front of the building closest to the street on the fenced premises.
 - (c) No fence shall be built on the side or rear of a corner lot parcel or tract closer to either of the intersecting streets than the applicable side or rear setback lines applicable to the premises pursuant to the Schedule of Regulations (Article 20).
 - (d) No such fence shall be built closer to the street than the established front building line along such intersecting street.

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- (e) No fence permitted shall exceed four (4) feet in height.
- (f) The Planning Commission may permit an alternative as to placement and height of fence as it deems necessary to insure the protection of public facilities and/or property or the general public. The Planning Commission in granting an alternative may require any condition or safeguard the Commission determines to be in keeping with the spirit and intent of this Ordinance and necessary to provide adequate protection for the abutting properties.
- (g) In the PL District it shall be unlawful for any person to build, repair or relocate a fence without first having secured a Zoning Compliance and/or Building permit from the Department of Building and code Enforcement.