

Reynolds Township

**Zoning
Ordinance**

Zoning Ordinance

Reynolds Township, Michigan

Adopted: November 5, 1998
Effective: November 16, 1998
Revised: June, 2023

Sec 2.1 Gen Provisions; Sec 2.17 Home Occupation; Sec 11.4, 11.7 & 11.8 Planned Unit
Dev (PUD); Sec 14.2, 14.4 & 14.6 Special Land Use; Sec 15.1, 15.2, 15.3, 15.4, 15.6

ZBA; Sec 16.5 Fees; Sec 17.2 Intent- **September 22, 2007**

Sec. 13.3 Signs - **March 10, 2011**

Sec. 8.2 & 8.4 C-1 Commercial, 9.3C Special Land Use - **September 8, 2011**

Sec. 2.30 Med Marijuana, Sec. 9.3 & 9.3E Special Land Use - **March 8, 2012**

Section 2.3 Fences – **January 25, 2015**

Sec. 1.2 & 2.2 Acc Bldg; Sec 2.3 & 2.32 Swimming Pools - **January 26, 2015**

Sec. 2.3B Fences, 13.2 Off-street Parking, Zoning Map - **March 30, 2015**

Sec. 13.3B, 13.3C4 & 13.3G10-D Signs - **November 30, 2015**

Section 2.13 Keeping of Animals – **October 13, 2016**

1.19, 4.2.33, Sec. LL Solar - **December 26, 2022**

Sec. 1.4, Sec. 1.8, Sec 2.30, Sec 4.3, Sec. 8.3, Sec. 14.6Marihuana - **May 13, 2023**

Sec. 3.2, Sec. 9.1 Highway Commercial/residential - **June 1, 2023**

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CHAPTER 1 DEFINITIONS

SECTION 1.1. CONSTRUCTION OF LANGUAGE

The following rules apply to the text of this Ordinance:

- A. The particular shall control the general.
- B. In the case of any difference in meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control.
- C. The word “shall” is always mandatory and not discretionary. The word “may” is permissive.
- D. Words used in the present tense shall include the future; and words used in the singular number shall include the plural; and the plural the singular, unless the context clearly indicates the contrary.
- E. A “building” or “structure” includes any part thereof.
- F. The word “person” includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity.
- G. Unless the context clearly indicates the contrary, the conjunctions noted below shall be interpreted as follows.
 - 1. “And” indicates that all connected items, conditions, provisions, or events shall apply
 - 2. “Or,” indicates that the connected items, conditions, provision or events may apply singularly or in any combination.
 - 3. “Either ...or” indicates that the connected items, conditions, provision or events shall apply singularly but not in combination.
- H. Terms not herein defined shall have the meaning customarily assigned to them.
- I. The masculine form of a word shall also mean the feminine and vice versa.

SECTION 1.2. DEFINITIONS – A

(Amended 1/8/2015)

ACCESSORY BUILDING (Amended 1/8/2015)

A building, structure, or use on the same lot with, and of a nature which is customarily incidental and subordinate to the principal building, structure, or use. (See specific definition and regulations for Dwelling Unit, Accessory.)

ACCESSORY USE OR ACCESSORY

A use which is clearly incidental to the principal use of the lot and customarily found in connection with the principal use. An accessory use shall be located on the same lot as the principal use. When “accessory” is used in this text, it shall have the same meaning as accessory use.

ADULT BOOKSTORE

A building used for the sale of motion picture films, video cassettes, magazines, posters and other printed material, tapes, or sex objects for other than contraceptive purposes, distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical area,” as defined in this Ordinance, for sale to patrons therein.

ADULT FOSTER CARE FACILITY

A facility defined as an “adult foster care facility” by the adult foster care facility licensing act, Act. No.2 18 of the Public Act of Michigan of 1979 (MCL 400.701 et seq.) as amended, having as its principal function the receiving of adults for foster care, and licensed by the state under the act. An “adult foster care facility” includes facilities and foster care family homes for adults who are aged, mentally ill, developmentally disabled, or physically handicapped who require supervision on an on-going basis, but who do not require continuous nursing care.

ADULT FOSTER CARE FAMILY HOME

A private residence with the approved capacity to receive six (6) or fewer adults to be provided with foster care for five (5) or more days a week and for two (2) or more consecutive weeks. The adult foster care family home licensee shall be a member of the household, and an occupant of the residence.

ADULT LIVE ENTERTAINMENT THEATER

A building for presenting live entertainment involving the use of strip dancers, naked individuals, individuals who wear see through clothing which permits the view of “specified anatomical area,” individuals who are partially clothed and partially unclothed so as to permit the view of “specified anatomical areas,” or individuals conducting “specified sexual activities.”

ADULT MOTION PICTURE THEATER

A building used for presenting motion picture films, video cassettes, cable television, or any other such visual media, distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas,” as defined in this Ordinance, for observation by patrons therein.

AGRIBUSINESS

An animal slaughter house or slaughter operation, meat processing plant, farm implement sales, farm implement reconditioning, fertilizer sales, seed cleaning and distribution, custom crop applications and wood chip processing and distribution operations.

ALLEY

Any dedicated public way affording a secondary means of access to abutting property, and not intended for general traffic circulation.

ALTERATIONS