

# Village of Lake Isabella - Codified Ordinances

## Article XII – Planning & Zoning

### Chapter 1262 – Development & Review Standards

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#### **1262.01 PURPOSE**

This Chapter creates a centralized location for development standards for many uses allowed in the zoning code. It also identifies which districts each use may be allowed in, and what level of approval is required for a specific use in a specific district.

#### **1262.03 APPLICATION PROCEDURES FOR PERMITTED AND SPECIAL LAND USES**

An application for a Special Land Use Permit shall comply with the following procedures:

1. **Application.** Applications for Special Land Use Permits shall be submitted through the Zoning Administrator. Each application shall be accompanied by the payment of a fee in accordance with the schedule of fees adopted by the Village Council. No part of any fee shall be refundable.
2. **Required Information.** An application for a Special Land Use Permit shall include a completed application form and required application fee, an application is not considered complete without both items
3. **Review Process.** The process of reviewing Permitted and Special Land Uses shall be as follows:

<b>Approval Level</b>	<b>Approval Process</b>
"P" = Permitted	Applications are received, reviewed, and approved or denied by the Zoning Administrator.
"S1" = Level 1 Special Use	Applications are received, reviewed, and may be approved or denied by the Zoning Administrator. Upon making a determination as to whether to approve or deny an application, the Zoning Administrator shall do the following.  In the case of an approval, send a notice to all owners and occupants of lands within 300 feet of the site of the approval, including any conditions, and their right

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	<p>to request a public hearing and appeal such to the Planning Commission within 30 days of the notice.</p> <p>In the case of a denial, send notice to the applicant stating the reasons for the denial and informing them of their right to request a hearing within 30 days of the decision before the Planning Commission to consider the application.</p> <p>Public hearings called under this section shall comply with the notification requirements of the Michigan Zoning Enabling Act.</p>
“S2” = Level 2 Special Use	<p>Applicants are received and reviewed by the Zoning Administrator. A public hearing is scheduled for the next regular meeting of the Planning Commission that meets the notification requirements of the Michigan Zoning Enabling Act.</p> <p>After conducting a public hearing, the Planning Commission may approve, approve with conditions, or deny the application.</p>
“S3” = Level 3 Special Use	<p>Applicants are received and reviewed by the Zoning Administrator. A public hearing is scheduled for the next regular meeting of the Planning Commission that meets the notification requirements of the Michigan Zoning Enabling Act.</p> <p>After conducting a public hearing, the Planning Commission shall make a recommendation to the Village Council as to whether the requirements of the zoning code are satisfied by the application.</p> <p>The Village Council shall receive the report and recommendation of the Planning Commission and shall then review the application and record from the Planning Commission. After review, the Village Council may approve, approve with conditions, or deny the application.</p>

4. Appeal. Appeals of Special Land Use decisions shall be governed by Chapter 1302 of the Codified Ordinances of the Village of Lake Isabella.
5. Decisions. All Special Land Use decisions shall contain a statement of conclusions specifying the basis for the decision and any conditions imposed upon the special land use.
6. Inspections and Revocation. A Special Land Use permit may be revoked if any of the conditions imposed in the granting of the permit are not met or maintained.

**1262.05 GENERAL REVIEW CRITERIAL FOR SPECIAL LAND USES**

The general requirements for all special land uses are as follows:

1. Whether the proposed development is in general agreement with the adopted Village Master Plan.
2. Whether the density or use characteristics of the proposed development are detrimental to adjacent properties and land uses.
3. The special land use shall not be hazardous to adjacent property or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property due to traffic, noise, smoke, odor, fumes or glare.
4. The special land use shall be adequately served by essential public facilities and services; or it shall be demonstrated that the person responsible for the proposed special use shall be able to continually provide adequate services and facilities deemed essential to the special use under consideration.
5. The special land use shall represent an improvement to the property under consideration and the surrounding area in general.
6. The special land use shall not place demands on public services and facilities in excess of current capacity.

**1262.07 DEVELOPMENT STANDARDS**

The development and use of land in the Village of Lake Isabella shall occur only as may be allowed in the Zoning Code. The Zoning Code contains other areas where specific requirements are listed for various projects, including single-family dwellings. In addition to any other requirements contained in the zoning code, development standards for other specific uses defined in the Zoning Code shall be as follows:

1. **Use:** Adult Entertainment Business

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S3	-	-	-	-	-

**Development Standards:**

A. PURPOSE

In the development of a community it is recognized that there are some uses which, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances thereby having a deleterious effect upon the adjacent areas. Special regulation of these objectionable uses is necessary to ensure that their adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood, increase crime and prostitution, or deteriorate property values. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one area (i.e.; not more than one such uses within 1,320 feet of another which would create such effects) is based on no less than the following eight documented effects of such use:

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- 1) Sexually oriented businesses featuring nudity and sexual activities produce negative secondary effects of increased crime rates, declining or depressed property values, and a diminished sense of safety and security in members of the general public when walking in the vicinity of these businesses;
- 2) The negative secondary effects of sexually oriented businesses can be reduced or minimized by dispersing the sexually oriented businesses and requiring minimum distances between the sexually oriented businesses;
- 3) The negative secondary effects of sexually oriented businesses are exacerbated by close proximity to bars serving alcoholic beverages by the glass;
- 4) To minimize the negative secondary effects of sexually oriented businesses on residential areas and the community at large, the sexually oriented businesses should be located a minimum distance away from any residential zoning district, school, church, or public park;
- 5) The zoning regulations allow for the location of sexually oriented businesses within specified zoning districts of the Village of Lake Isabella, and a reasonable number of sites legally are available to be acquired and used by sexually oriented businesses;
- 6) The negative secondary effects of public nudity, live nude performances, and the combination of nudity and businesses serving alcoholic beverages by the glass, can be minimized or eradicated by a local ordinance prohibiting public nudity as authorized by Michigan Statutes;
- 7) Requiring dancers and other performers to wear a minimal amount of clothing, such as pasties and a G-string, in order to comply with the ordinance will have little or no effect on the expressive element of the performances;
- 8) The zoning code provisions prohibiting public nudity live nude performances, and the combination of nudity and businesses serving alcoholic beverages by the glass are narrowly drawn to apply to businesses and performers that offer nude performances on a regular basis, excluding occasional nude performances from the purview of the ordinance.

The above rationale is based upon numerous studies and findings of fact considered by the Village Council and Planning Commission which document a clear connection between sexually oriented businesses and a negative impact without limitation on the surrounding community. These studies and finding of fact include:

- “Report of the (Minnesota) Attorney General’s Working Group on the Regulation of Sexually Oriented Businesses;” June 6, 1989
- “Impact of Adult Entertainment Uses, Measurement of Occupancy and Assessment Trends in Adjacent Residential Neighborhoods,” City of Lansing, Michigan Planning Division; April, 1988
- “Adult Entertainment Business in Indianapolis,” Department of Metropolitan Development, Division of Planning; February, 1984

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- “Report on Adult Oriented Businesses in Austin,” City of Austin, Texas Office of Land Development Services; May 19, 1986
- “Study of the Effects of the Concentration of Adult Entertainment Establishments in Los Angeles,” Department of City Planning, Los Angeles, CA; June 1977.
- “Regulation of Adult Entertainment Establishments in St. Croix County,” St. Croix County, WI, September, 1993.
- “A Report on Zoning and Other Methods of Regulating Adult Entertainment in Amarillo,” City of Amarillo, TX; September 12, 1977
- Memorandum, “Zoning Controls for Adult Only Theaters,” City of Seattle, WA Environmental Management Division, Department of Community Development; March 11, 1976.
- “Revised Director’s Report on Adult Entertainment,” City of Seattle, WA, Department of Construction and Land Use; August, 1989
- “Adult Business Study,” City of Phoenix, AZ, Planning Department; May 25, 1979
- “Pornography, Its Effect on the Family, Community & Culture,” David Alexander Scott, Published by Child & Family Protection Institution; 1985.
- “Adult Entertainment Study,” City of New York, NY, Planning Department, 1994.
- “Final Report to the City of Garden Cove: The Relationship between Crime and Adult Business Operations on Garden Grove Boulevard,” R. McCleary and J.W. Meeker, City of Garden Grove, CA; 1991
- “Report to the American Center for Law & Justice on the Secondary Impacts of Sexually Oriented Businesses,” Environmental Research Group; 1996
- “Sexually Oriented Business, An Insider’s ‘view,’” David Sherman, Michigan House Committee on Ethics and Constitutional Law, January 12, 2000
- Myriad of state and federal court decisions have been reviewed by the Village’s legal counsel.

### B. DEFINITIONS

Definitions as used in this sub-chapter which are not set forth in Chapter 1204 of the code of ordinances are hereby defined as follows:

**Adult Bookstore:** An establishment having 20% or more of its stock in trade comprised of, books, magazines and/or other periodicals which are distinguished or characterized by their emphasis on matters depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" (as defined in this Ordinance) or an establishment with a segment or section devoted to the sale or display of such material.

**Adult Cabaret:** Any establishment wherein food and/or beverage is sold or given away on the premises which features topless dancers, go-go dancers,

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exotic dancers, strippers, male or female impersonators or similar entertainers.

**Adult Merchandise Store:** Any establishment having 20% or greater portion of its stock in trade sale of merchandise which is predominantly characterized by its emphasis on the matter or depicting or relating to any specified sexual activity or specified anatomical area.

**Adult Motion Picture Theater:** An establishment used for presenting material distinguished or characterized by an emphasis on matters depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" (as defined in this Article), for observation by patrons therein.

**Escort Agency:** Any establishment which furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

**Massage Establishments & Health Clubs:** Any establishment where massage, steam baths, shower baths, and similar are made available. This does not include:

A duly licensed medical doctor, osteopath, chiropractor, nurse, or physical therapist; or,

A person engaging in the practice of massage on his/her spouse or relative within the first degree of consanguinity; or,

A barber, manicurist, beautician or cosmetologist who is duly licensed who practices within the established limits of his/her license, and who administers massage in the normal course of her/her duties upon the face, hands, feet, or neck; or,

A masseur or masseuse who has graduated from a school of massage licensed by the state, or another state with equivalent standards of at least 500 class hours of education, and current professional membership in the American Massage Therapy Association

**Nude Model Studio:** Any establishment where a person displays any specified anatomical area as provided to be observed sketched, drawn, painted, sculptured, photographed, or similar depicted by another person. This does not include an educational institution funded, chartered, or recognized by the State of Michigan.

**Specified Anatomical Areas:** Less than completely covered (a) human genitals, pubic region, (b) buttock, and (c) female breast below a point immediately above the top of the areola. Also, human male genitals in a discernibly turgid state, even if completely and opaquely covered.

**Specified Sexual Activities:** Human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse or sodomy; fondling or other erotic touching of human genitals, pubic region, or buttock or female breast.

C. LOCATIONAL REGULATIONS

1. An application to establish an adult entertainment activity shall not be approved if there is already in existence 1 or more adult entertainment activities within 1,320 feet of the boundaries of the site of the proposed activities, excepting as otherwise provided for within this section.
2. An application to establish an adult entertainment activity shall not be approved if the proposed location is within 1,320 feet of any existing single-family dwellings, or within 500 feet of any state licensed mobile home park, bar or tavern, licensed day care center, adult foster care home, senior citizens' center, K thru 12 school, public park, or church, excepting as otherwise provided for within this Article.
3. The Village Council may waive the locational standards limiting adult entertainment activities as they relate to similar uses if the following findings are made:
  - a. That the proposed use will not be contrary to the public interest or injurious to nearby properties and that the spirit and intent of the article will be observed.
  - b. That the proposed use will not enlarge or encourage the development of a "skid row" area.
  - c. That the establishment of such regulated use in the area will not be contrary to any program of neighborhood conservation nor will it interfere with any program of urban renewal.
  - d. That all applicable regulations of the code of ordinances will be observed.
4. The Village Council may waive the locational standards limiting adult entertainment activities as they relate to residentially zoned districts, licensed day care centers, adult foster care homes, senior citizen centers, state licensed mobile, bar or tavern K thru 12 schools, public parks, or churches; provided that a validated petition requesting such a waiver, signed by the owners of record of at least 51 percent of parcels of land within 1,320 feet of the proposed location is presented to the Planning Commission during its review of the project prior to its recommendation to the Village Council. The circulated petition shall contain the following:
  - a. The circulator of the petition requesting a waiver shall subscribe to an affidavit attesting to the fact that the circulator personally witnessed the signatures on the petition and the same were affixed to the petition by the person whose name appeared thereon.
  - b. The petition will be so worded that the signers of the petition will attest to the fact that they are the owners or purchasers of the parcel of land identified by the permanent parcel number opposite their signature.
5. An applicant requesting a waiver of locational requirements shall file an application with the Zoning Administrator, however, the Zoning Administrator shall not accept an application for the waiver of locational requirements for an

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- adult entertainment activity as they relate to residentially zoned districts, licensed day care centers, adult foster care homes, senior citizen centers, state licensed mobile home park, bar or tavern K through 12 schools, public parks, or churches without a petition as required herein. Said petition shall be validated by the Village Clerk. The Zoning Administrator shall then notify the Planning Commission of the receipt of the requests and petition within 15 days of filing.
6. Prior to the granting of a waiver of locational requirements, Village Council may impose any conditions or limitations upon the establishment, location, construction, maintenance, or operations of regulated use as may in its judgment be necessary for the protection of the public interest. Any evidence and guarantee may be required as proof that the conditions stipulated in connection therewith will be fulfilled.

### D. OPERATIONAL REGULATIONS

1. No person under the age of 18 shall be employed by a sexually oriented business or by an adult entertainment activity.
2. No person under the age of 18 shall be allowed to enter into a sexually oriented business or adult entertainment activity, or be provided goods or services at any time.
3. At no time may any of the following be visible or audible to a person outside of the structure where the sexually oriented business or adult entertainment activity is located:
  - a. Any depiction or description in any material of any specified sexual activity or specified anatomical area.
  - b. Any novelty item or literature
  - c. Any person engaging in any specified sexual activity or specified anatomical area.
4. No sexually oriented business or adult entertainment activity shall allow for the sale or consumption of alcoholic beverages by the glass.
5. Hours of operation shall be between the hours of noon and midnight.
6. No business shall be conducted on Sundays or any federal holiday.
7. At least 2 employees, excluding entertainers, shall be on the premises at all times during operating hours.
8. The business shall be equipped with operational security cameras which shall be used at all times during operational hours.
9. No signs or other advertisements may include photographs, silhouettes, drawings, descriptions or other representations of any specified anatomical areas, or specified sexual activity.



10. All sexually oriented businesses or adult entertainment activities shall be open and available to the Village's code enforcement department, police department, and other law enforcement officials for the purpose of ensuring compliance with the operational requirements and other applicable laws.
11. Sexually oriented business and adult entertainment activities which offer live entertainment shall provide all of the following:
  - a. A dressing room for performers, with direct access between the dressing area and the performance area or stage so that the performer may enter and exit the performance area or stage without entering the area from which patrons will view the performance.
  - b. All locations, including the dressing rooms and ingress/egress to the dressing rooms shall be ADA compliant.
  - c. The dressing area for performers shall be separate and not freely accessible from areas of the business accessible to patrons.
  - d. The dressing area shall be serviced by restroom facilities, including working toilets, sinks, and hot and cold running water.
  - e. All performances shall occur on a stage elevated at least 18 inches above the immediate floor level. There shall be a minimum of 4 feet of separation from the stage and the nearest seating location.
  - f. There shall be no physical contact between any performer and any other performer, employee, owner, independent contractor, patron, or other person during or the immediate 15 minutes following a performance.
12. All sexually oriented businesses and adult entertainment activities shall provide the Village with current contact information, including telephone and e-mail, for the manager and owner of such establishment.
13. No person shall dance, entertain, display, or otherwise engage in any exhibition of performance in such a manner as to expose to the view of any person any of the following:
  - a. Any specified anatomical areas.
  - b. Any device, costume, covering, or novelty which gives the appearance or stimulates any specified anatomical areas.
14. No person shall engage in any specified sexual activities on the premises of any sexually oriented business or adult entertainment activity.
15. Sexually oriented business and adult entertainment activities which are classified as Massage Establishments & Health Clubs shall also comply with the following regulations:
  - a. All tables, tubs, shower stalls, and floors; except for reception and administrative areas, shall be made of nonporous materials which may be readily disinfected.
  - b. Closed cabinets shall be provided and used for the storage of clean linens, towels, and other materials used in connection with administering massages.

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- c. Closed containers shall be provided for soiled linens, towels, and waste materials.
  - d. Separate toilets, lavatory facilities and shower stalls shall be supplied for patrons and personnel of the establishment. Separate toilet facilities shall be provided for male and female patrons.
  - e. Each area where massage is practiced shall be equipped with an operational hand sink with hot and cold running water.
  - f. No part of the establishment shall be used for, or connected to, any bedroom or sleeping quarter.
  - g. At least one door to the establishment which connects directly to the reception area shall remain unlocked during normal business hours.
  - h. The sexual and genital areas of patrons, clients, customers, and staff of the establishment shall be covered by towels, cloths, clothing, or other opaque garments at all times when in the presence of another person.
16. Any violation of the requirements contained in this section, or on the terms and conditions imposed by the Village for approval, shall be grounds deemed as grounds of forfeiture of the approval granted by the Village of Lake Isabella.

2. **Use:** Agricultural Labor Housing

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	-	S3	-

**Development Standards:**

- A. Agricultural labor housing shall be located upon the same parcel of land as the principal structure to which they are accessory.
- B. Minimum farm size shall be at least 40 acres within the Village of Lake Isabella where the agricultural labor housing is proposed.
- C. The rules, regulations and standards of the State of Michigan governing the licensing and operation of migrant housing shall apply where any dwelling is used to house one or more migrant workers. It is the purpose and intent of this provision to incorporate by reference such rules, regulations and standards and further to apply the same to the housing of one or more such migrant workers notwithstanding that such act provides that it applies to five or more such workers.
- D. All construction shall conform to the Building Codes adopted by the Village and other ordinances where such regulations impose greater standards than State and Federal regulations.
- E. Conditions may be recommended by the Planning Commission during its review to ensure a desirable living environment for the migrant workers and to protect the values and desirability of adjacent properties. Such recommendations shall

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be forwarded to the Village Council who may include those, and/or other conditions in its approval.

- F. Agricultural Labor Housing shall be located at least 100 feet from any property line, and 500 feet from and adjacent residential dwelling.

3. **Use:** Agricultural Supply Establishment

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	-	-	-	P	-

**Development Standards:**

- A. No outdoor disassembly or repair of farm machinery shall be permitted
- B. Must be located on a paved road.
- C. If pesticides, herbicides, fungicides, or other chemicals are sold on site, the operator of the store shall be responsible for providing information to the Fire Department on the type, location, and quantities of materials kept on-site.
- D. Parking areas are not required to be paved, but ingress/egress drives are required to be paved.

4. **Use:** Aircraft Hangar, Commercial

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	S2	-	-	-

**Development Standards:**

- A. The allowed width to length ratio shall be equal to, or less than, a ratio of 1:2.5.
- B. A hard-surfaced floor which meets the minimum thickness requirements of the building code of concrete or asphalt is required.
- C. When placed on a parcel with a single-family dwelling within 100 feet, when measured as structure (hangar) to structure (dwelling), screening shall be provided and maintained in the form of trees of at least four-feet in height at the time of planting at a ratio of 1 tree for every 8 feet and fraction thereof of wall facing the single-family dwelling.
- D. The hours of operation for any commercial activity shall be regulated by the Planning Commission.
- E. On-site parking requirements for commercial activity shall be determined by the Planning Commission.
- F. Commercial fueling activity shall be regulated by the Planning Commission during the Site Plan Review for the use.

5. **Use:** Aircraft Hangar, Private

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	P/S1	-	-	-	-	P	-	-	-

**Development Standards:**

- A. The allowed width to length ratio shall be equal to, or less than, a ratio of 1:2.
- B. When placed on a parcel with a single-family dwelling within 100 feet, when measured as structure (hangar) to structure (dwelling), screening shall be provided and maintained in the form of trees of at least four-feet in height at the time of planting at a ratio of 1 tree for every 8 feet and fraction thereof of wall facing the single-family dwelling.
- C. When located in the Airport Residential District any proposed Private Airplane Hangar with a footprint equal to, or greater than, 3,750 square feet shall be considered a Special Land Use. Any such Private Hangar may not share a property line with a parcel having a detached single-family dwelling as the primary structure at the time of the Special Land Use application.

6. **Use:** Airport

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	S3	S3	S3	-

**Development Standards:**

- A. Minimum parcel size shall be 20 acres.
- B. No airport activity shall occur within 200 feet of a property line.
- C. No airport activity, including the placement of runways, shall occur within 500 feet of an existing single-family dwelling.

7. **Use:** Airport-related Uses

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	P	-	S2	-

**Development Standards:**

- A. Minimum parcel size shall be 1 acre.
- B. Uses shall not concentrate people in a manner which contradicts the adopted Airport Approach Plan created by MDOT.
- C. Must be located, structure to structure, at least 200 feet from any single-family dwelling.
- D. The proposed uses, activities, processes, materials, equipment, and conditions of

operation will not be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, or odors.

- E. The traffic characteristics of the proposed development that can be expected do not place an extreme or undue burden on the adjacent available vehicular and/or pedestrian circulation facilities.

8. **Use:** Amusement Parks & Fairgrounds

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S3	S3	-

**Development Standards:**

- A. Proper arrangements shall be made and the required approvals obtained from the Central Michigan District Health Department to provide necessary on-site sanitation facilities. All required county and state permits must be submitted to the Planning Commission prior to its review of the application.
- B. All uses and activities shall have prior written approval from the Village Council. Any other requirements in this code of ordinances associated with a contemplated use or activity shall be adhered to if the use or activity is approved.
- C. Minimum parcel size shall be 20 acres.
- D. Shall not be located within 500 feet when measured from the property line of the parcel to any single-family dwelling.
- E. On-site parking requirements shall be determined by the Planning Commission.
- F. Hours of operation shall be limited to 10 PM Sunday through Thursday and 11 PM on Friday and Saturday.
- G. Use of display fireworks shall occur only after obtaining a permit from the Village Council.

9. **Use:** Apartments

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	S1	S2	P/S2	P/S3	-	-	-	-

**Development Standards:**

- A. The residential space shall have safe, convenient access that is independent of any other use(s) located on the parcel.
- B. A minimum of 1 hard-surfaced parking space is required per bedroom.
- C. Parking areas shall be screened to prevent direct light from vehicle headlights from shining into residential structures.
- D. In the East Coldwater Business District and the West Coldwater Business District

Apartments shall be considered a permitted use when located on the second floor and above of a commercial or office use.

- E. Apartments shall have a minimum dwelling area, minimum total floor area and minimum room sizes that meet the requirements of Section 1238.05(11).

10. **Use:** Asphalt/Concrete Plant

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S3	-	-

**Development Standards:**

- A. In order to reduce the effects of dust, noise, and equipment no operation or storage shall occur within 500 feet of a road or property line, and 1,000 feet of any existing single-family dwelling.
- B. Shall only be located on a paved road.
- C. All driveways, loading areas, staging areas, and truck access areas shall be paved.
- D. An on-site stacking area of at least four single spaces deep based upon the anticipated largest truck shall be provided for trucks waiting to be loaded.
- E. Plant areas, including parking, shall be fully screened by privacy fencing or earthen berms.
- F. All trucks using the site, and equipment used at the site, shall be fitted with an automatic back-up alarm that automatically adjusts ~~to~~ so that the alarm is just slightly above the ambient noise level.
- G. A proposed emergency management plan shall be supplied as art of the Site Plan. This plan shall address a plan to contain fixants and chemical spills as well as fires.
- F. The proposed uses, activities, processes, materials, equipment, and conditions of operation will not be detrimental to any persons, property, or the general welfare by reason of smoke, fumes, glare, noise, vibration, or odors which leave the site.

11. **Use:** Assisted/Independent Living Facilities

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	S2	S2	-	-	-	-	S2	-

**Development Standards:**

- A. The Landscaping standards and requirements of Section 1238.09(10) shall be shall be met.
- B. Any structure with sleeping quarters shall be equipped with fire suppression sprinklers.
- C. All driveways, parking areas, sidewalks, and loading areas shall be paved.

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- D. Dumpsters and recycling bins shall comply with section 1212.11 of the codified ordinances of the Village of Lake Isabella.
- E. One parking space shall be provided for every bedroom.
- F. The minimum parcel size shall be 5 acres.
- G. Privacy fencing up to six feet in height may be permitted by the Planning Commission which would not normally otherwise be permitted by the Zoning Code, provided such is located in side or non-street yards and is made of either wood or vinyl.
- H. Individual dwelling units shall be at least six hundred (600) square feet and contain their own bathroom.
- I. The development standards found in Section 1238.09(3, 6, and 12) shall also apply.
- J. A minimum of one hundred (100) square feet of outdoor common area open space shall be provided and maintained per resident, based on maximum allowed occupancy.
- K. A minimum of one hundred twenty (120) square feet of interior common area shall be provided and maintained per resident, based on maximum allowed occupancy.
- L. The facility shall not be located within 300 feet of another residential structure or use.
- M. The parcel where the use is located shall have at least one property line abutting either a Major Street or paved County Primary Road of at least 200 feet.
- N. The rear or side yard setback from any abutting residentially zoned property shall be forty feet (40'), which shall be maintained with landscaping and screening.
- O. Required yards abutting public right-of-ways shall be kept free of parking spaces.

12. **Use:** Bars & Taverns

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	S2	-	-	-	-

**Development Standards:**

- A. Bars & Taverns shall not be located within 300 feet (property line to property line) of any of the following:
  - 1. Another Bar or Tavern
  - 2. Any Licensed Child Care Center or Group Day Care.
- B. Bars & Taverns shall not be located within 500 feet (Structure to Structure) of any of the following:
  - 1. A House of Worship
  - 2. Any existing single-family dwelling.





**Development Standards:**

- A. Areas shall be designated for the temporary parking of vehicles and watercraft during the launching or pulling of watercraft.
- B. Launches shall be physically secured by a gate or chain to prevent unauthorized watercraft launching.
- C. The overnight storage of watercraft trailers on the parcel shall not be permitted unless such has been approved as a Special Land Use by the Planning Commission.

15. **Use:** Borrow Pit

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S3	S3	-

**Development Standards:**

- A. It shall be the responsibility of the landowner or permit holder to use ecological conservation practices for all areas used for said sand and gravel excavation.
- B. No business or industrial buildings or structures of a permanent nature shall be erected, except when such building is a permitted use within the district in which the gravel pit is located.
- C. The Village Council may require that part or all of the operation be screened.
- D. No excavation shall come within 150 feet of a residence or within 100 feet of a property line or a road right-of-way. The Village Council may allow excavation activities within this minimum set back area during the reclamation process provided no excavation is allowed within 50 feet of any property line and no activity is allowed within 25 feet of any property line. The minimum parcel size for any mineral extraction use shall be 80 acres.
- E. All truck operations shall be directed away from residential streets.
- F. Noise and vibration shall be minimized in their effect upon adjacent properties by the utilization of modern equipment designed to accomplish such minimization and by the proper use of berms, walls and natural planting screens. All equipment shall be maintained and operated in such a manner so as to eliminate, as far as practicable, excessive noise and vibrations which are not necessary in the operation of such equipment.
- G. Air pollution in the form of dust and dirt shall also be kept to a minimum by the use of modern equipment and methods of operation designed to avoid any excessive dust or dirt or other air pollution injurious or substantially annoying to adjoining property owners. Interior and adjoining roads used in the operations shall have their surface treated to minimize any such nuisance.
- H Reclamation and rehabilitation of mined areas shall be accomplished progressively as the area is being mined. Not more than 50% of the intended project area for projects of greater than 40 acres, or more than 75% for projects of 40 acres or less,

may be completed before restoration must begin. Substantial completion of reclamation and rehabilitation shall be affected within one year after the termination of mining or excavation activity in each area. Inactivity for a 12-month consecutive period shall constitute, for this purpose, termination of mining activity.

- I. The banks of all excavations shall be sloped to the waterline in a water-producing excavation, and to the pit floor in a dry operation at a slope which shall not be steeper than 1 foot vertical to four feet horizontal.
- J. Topsoil of a quality equal to that occurring naturally in the area shall be replaced on excavated areas not covered by water, except where streets, beaches or other planned improvements are to be completed within a one-year period. Top soil shall be applied and compacted to a minimum depth of four inches sufficient to support vegetation.
- K. Vegetation similar to that which existed prior to the excavation process shall be restored by the appropriate seeding of grasses or the planting of trees and shrubs to establish a permanent vegetative cover on the land surface and to minimize erosion.
- L. Upon cessation of mining operations by abandonment or otherwise, the operation company, within a reasonable period of time not to exceed 12 months thereafter, shall remove all plant structures, foundations, buildings, stockpiles and equipment, provided that buildings and structures which have a function under the reclamation plan and which can be lawfully used under the requirements of the zoning district in which they will be located may be retained.
- M. No mineral extraction activity shall be allowed or commenced until a plan has been submitted and approved by the Planning Commission disclosing compliance with all of the provisions of the code of ordinances or the manner in which compliance will be secured by the applicant. Such plans include, among other things, the following:
  1. A contour map of the tract of land involved in the operations, including dimensions of the same, access thereto, abutting public streets, additional roads, if any, to be constructed and the location and nature of abutting improvements on adjoining property.
  2. The number of acres and the location of the same proposed to be operated upon within the following 12 months' period after commencement of operations and the planned stages of reclamation.
  3. The type of mining or processing proposed to be conducted and the nature of the equipment to be used.
  4. The location of the principal processing plant and the distance of any proposed excavation or mining from the boundaries of the site.
  5. A reclamation map or plan disclosing the final grades and elevations to be established following the completion of the mining operations, including the proposed uses then contemplated for the land, future lakes and roads and such other matters as may evidence the bona fide nature of the reclamation and

rehabilitation plans and the fact that the land will not be devastated and rendered unusable by the proposed mining activities.

- N. For the purpose of legal non-conforming mineral extraction industries, expansion shall not be permitted if the expansion exceeds 50% of the area disturbed by mining activities as of July 1, 2008. All expansion after July 1, 2008 shall be reclaimed in accordance with Chapter 1226.
- O. All permit applications for excavation must be co-signed by both the landowner and the operator.

16. **Use:** Brewery

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2/S3	-	-	S2/S3	S2/S3	-

**Development Standards:**

- A. Breweries which produce a maximum of 15,000 barrels per calendar year shall be reviewed at the S2 level, and Breweries which produce over 15,000 barrels in a calendar year reviewed at the S3 level.
- B. Up to 50% of the floor area may be allowed as a restaurant, tasting room, or retail operation (or any combination thereof).
- C. Brewery operations shall be limited to 7 AM to 7 PM Monday through Saturday, and restaurant, tasting room, retail operation, and entertainment activity (or any combination thereof) shall be limited to 10 AM to 10 PM Sunday through Thursday, and 10 AM to Midnight on Friday and Saturday.
- D. Parking shall be based on the combination of 1 space per every 250 square feet and fraction thereof of production area, and 1 space per every 200 square feet and fraction thereof of space used for a restaurant, tasting room, or retail operation (or any combination thereof).
- E. Loading and unloading areas shall not be visible from street where ingress/egress is permitted.
- F. Waste material from the brewing operation shall not be stored or kept outside.
- G. Shall not be located within 500 feet (Structure to Structure) of any of the following:
  - 1. Any Licensed Child Care Center or Group Day Care.
  - 2. Any existing single-family dwelling.
  - 3. A Bar or Tavern
  - 4. Any public or private school

17. **Use:** Brewpub

**District Schedule:**

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LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	S2	-	-	-	-

**Development Standards:**

- A. Shall not be located within 500 feet (Structure to Structure) of any of the following:
  - 1. Any Licensed Child Care Center or Group Day Care.
  - 2. Any existing single-family dwelling.
  - 3. A Bar or Tavern
- B. Must be located on a paved road.
- C. On-site parking must be provided for at a ratio of 1 paved space per every 200 square feet of gross floor area.
- D. The establishment shall include an eating, drinking, and entertainment located in the same structure.
- E. The eating, drinking, and entertainment area shall be at least thirty (30) percent of the total square footage for the unit or structure, or at least one thousand five hundred (1,500) square feet, whichever is less.
- F. Maximum size for the brewery and the eating, drinking and entertainment areas shall be ten thousand (10,000) square feet.
- G. Annual on-site production shall be limited to not more than:
  - 1. 15,000 barrels of beer.
  - 2. 10,000 gallons of craft distilleries.
- H. Brewery operations shall be limited to 7 AM to 7 PM Monday through Saturday, and restaurant, tasting room, retail operation, and entertainment activity (or any combination thereof) shall be limited to 10 AM to 10 PM Sunday through Thursday, and 10 AM to Midnight on Friday and Saturday.

18. **Use:** Bulk Fuel Storage Center

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S2	S2	-

**Development Standards:**

- A. All facilities shall be setback at least 200 feet from all property lines and 500 feet from any residential district.
- B. The maximum lot size shall be 10 acres.
- C. Prior to approving a Site Plan, the Planning Commission shall submit the application to the local fire department and request their review and comment on the site.
- D. As part of the application an Emergency Response and Spill Containment Plan

shall be included applicable to the site.

- E. Underground tanks shall not be permitted for bulk storage.
- F. Above ground tanks are required to be at an elevation of at least 2 feet above flood elevation for the site.
- G. The perimeter of the fuel storage area shall be fenced to prevent access by other than those associated with the facility.
- H. The area where bulk storage occurs shall be capable of keeping the fuel on-site in the event of a leak or structure collapse through the provisions of a dike or other containment structure adequately sized to retain the fuel.
- I. The proposed uses, activities, processes, materials, equipment, and conditions of operation will not be detrimental to any persons, property, or the general welfare by reason of smoke, fumes, glare, noise, vibration, or odors which leave the site.

19. **Use:** Business Office

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	S2	S1/S2	S1	P	-	-	-	-

**Development Standards:**

- A. On-site paved parking shall be provided for at a ratio of one space for every 300 square feet of gross floor area.
- B. Parking areas shall incorporate screening/landscaping to prevent headlights from shining into adjacent residential properties.
- C. The placement of native trees for landscaping purposes is required at a ratio of one tree for every 500 square feet of impervious surface on-site.
- D. When located in the C-1 District the approval shall be at the S1 level when conducted in an existing structure and the S2 level when conducted as part of a new structure.
- E. When located in the LR-3 or C-1 Districts parking areas shall be landscaped and screened to prevent headlights from shining into adjacent residential uses.
- F. If located in the LR-3 or C-1 Districts the hours of operation that the office is open to walk-in or client traffic shall be limited to 8 AM to 8 PM.

20. **Use:** Campground

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	-	S2	S2

**Development Standards:**

- A. Must obtain and keep current and valid all state and county permits and

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licenses.

- B. There shall be one camping unit per site and limit of one family or four unrelated persons per site.
- C. Each campground must have central sanitary disposal facilities for the disposal of all sewage generated on the campground in conformance with State of Michigan and/or Central Michigan District Health Department regulations or requirements.
- D. Proper waste and trash storage and services shall be provided, on-site dumpsters shall be screened.
- E. Each site shall be a minimum of 1,200 square feet with a minimum road frontage of thirty feet with or access to a public road or highway to allow access by emergency vehicles and equipment.
- F. There shall be no permanent residents located in any campground. A person(s) shall be deemed a permanent resident if he or she occupies a recreational unit, travel trailer, camping trailer, motor home, travel camper or tent more than 200 days per calendar year.
- H. Boundaries, as defined in the campground site plan shall be conspicuously and permanently marked with no trespassing signs and fencing or shrubbery shall restrict and permanently marked with no trespassing signs and fencing or shrubbery shall restrict camper movement off of the camping property. Any areas defined as wetlands shall be adequately fenced, buffered or otherwise restricted as to human use, protecting such wetlands and refuge areas from human encroachment.
- I. There shall be resident supervision whenever the campground is occupied.
- J. All activities directly relating to recreational or camping use may be permitted. The sale of food, merchandise and/or products directly related to the needs of campground occupants only, may also be permitted. Rental of sporting and/or camping equipment may also be permitted. No sale of alcohol will be permitted, and the use of ORVs shall be limited to the staff of the campground as needed for maintenance purposes.

21. **Use:** Child Care Center

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	S2	S2	S2	S2	-	-	-	-

**Development Standards:**

- A. A minimum of thirty-five square feet (35') of habitable indoor play area shall be provided for each child. This area shall be computed exclusive of hallways, bathrooms, office areas, kitchens, storage areas and closets, and areas used exclusively for rest or sleep.
- B. A minimum of 125 square feet of fenced outdoor play area shall be provided for

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- each child. The fence shall be a minimum height of four feet (4') above grade.
- C. All outdoor play equipment shall be located at least twenty feet (20') from any residential dwelling(s) on abutting properties.
  - D. Applications for approval of any day care or child care facility shall include a site plan drawn to scale of both the floor plan of the structure and the parcel showing all current and proposed fences, play equipment, and parking spaces.
  - E. Minimum parcel size shall be ½ acre.
  - F. A Child Care Center shall not be located within 300 feet, measured parcel line to parcel line to any of the following:
    - 1. A licensed Group Day Care Home.
    - 2. A licensed Child Care Center.
    - 3. A foster family group home.
    - 4. A State licensed residential facility for adult foster care or for care and treatment of persons released from, or assigned to adult correctional institutions.
    - 5. A facility offering substance abuse treatment and rehabilitation service to seven or more people as licensed by the State of Michigan.
  - G. If located in the LR-3, C-1, or WCB District, the Planning Commission may place restrictions on the hours of operation.

22. **Use:** Commercial Agricultural Enterprise

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	-	S2	-

**Development Standards:**

- A. Feedlots and commercial livestock operations shall not be located within a subdivision, proprietor or assessor's plat or in a floodplain or regulated wetlands.
- B. The minimum size for a farm shall be ten (10) acres, except that feedlots and commercial operations for livestock and fowl shall have at least eighty (80) acres.
- C. Farms shall not be used for the disposal of garbage, rubbish, offal from rendering plants, or for the slaughtering of animals except where the animals have been raised on the premises for consumption by residents on the premises.
- D. Farm buildings used to house large animals, feedlots and livestock confinement areas shall be located at least one hundred (100) feet from residentially used or zoned property and all road right-of-ways.
- E. Runoff from pasture feeding and watering areas shall be separated from

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any surface water by vegetative buffer that is at least sixty-six (66) feet in width.

- F. Pesticides shall be located in a lockable building or storage facility which shall be ventilated to dissipate dust and fumes. New pesticide storage facilities shall have a concrete floor that is sloped to a sump for containment of spills. To prevent potential contamination of the groundwater, the storage facility shall not have a floor drain. New bulk pesticide storage areas shall be located a minimum of 150 feet from any single family residential water well and a minimum of 200 feet from surface water.
- G. Manure shall be stored in a manner that minimizes odors and runoff. Consideration should be given to partial paving of confinement areas, storage ponds, and other accepted agricultural practices regarding runoff control. All manure shall be stored at least 100 feet from any property line.
- H. These provisions shall not apply to garden plots for single family residents, or to a collection of farm buildings that is operated for educational, demonstration, or recreational purposes.
- I. The Planning Commission shall determine on-site parking requirements.
- J. Any outside raw agricultural products processed and/or stored at such facility shall be locally/regionally grown and obtained from Michigan suppliers within a radius of no more than one hundred (100) miles from the facility.
- K. Such uses as developed under this section may also have on-site in an accessory manner playgrounds, petting farms, animal displays, wagon rides, hayrides, nature trails, open air picnic areas, restrooms, kitchen facilities, and gift shops.
- L. Livestock and/or horses shall be limited to one animal per full two (2) acres of parcel size. All grazing areas for such animals shall be fenced.
- M. Commonly developed businesses under this use include, but are not limited to, the following:
  - 1. Cider Mills
  - 2. Seasonal outdoor mazes of agricultural original such are straw or corn.
  - 3. U-pick operations.
  - 4. Value added agricultural operations. At least 50% of the products must be grown on-site.

23. **Use:** Commercial Excavator

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S2	S1	-

**Development Standards:**

- A. All heavy equipment used in the operation shall enter and exit the property in



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driveways located no less than 200 feet from an adjacent residence.

- B. All storage of equipment and materials must be inside a building or in the rear yard and behind the building in an area with a privacy fence of at least 6 feet in height.
- C. Screening or fencing shall be provided from adjacent residences.
- D. The minimum parcel size shall be 3 acres with a maximum parcel size of 6 acres.

24. **Use:** Condominium

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	P	-	-	S2	-	-	-	-

**Development Standards:**

- A. With the exception of requirements pertaining to attached garages, Condominium buildings shall be developed to the same standards as are applicable to Townhouses as detailed in the Site Development Standards of Section 1238.05 of the Zoning Code.
- B. Condominium buildings may have a shared or common entry point to the building for the dwelling units contained therein.
- C. On-site parking areas shall be paved.
- D. On-site parking shall be provided for at a minimum ratio of 1 space for every bedroom.

25. **Use:** Conservation Area

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	-	P	P

**Development Standards:**

- A. Trails and pathways shall not be located within fifty (50) feet of a wetland.
- B. Landscaping shall be done with at least 75% of plant species that are native to Michigan.
- C. Minimum parcel size shall be three (3) acres.
- D. Minimum parcel width shall be one hundred (100) feet.

26. **Use:** Consignment Store

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	P	-	-	-	-	-

**Development Standards:**

- A. May operate for up to 12 hours per day. The hours of operation must be specified in the special land use permit and must be approved by the Planning Commission.
- B. Collection sites must be screened and no accumulation of collections or outside storage shall be permitted; provided that a totally enclosed donation container shall be permitted to be on the site. Collections may be obtained only during the hours approved by the planning commission.
- C. Collection and distribution areas and donation containers must not be located within 35 feet from any lot line. The drop-off box's base must not exceed 20 square feet and four feet in height, must have solid screening around it, and must be placed in a location which is approved by the planning commission.
- D. A parking plan must be approved for this use, and the parking needs for the use must not exceed the number of available parking spaces in the dedicated parking lots for the facility when taking into account the other users of the property. No overnight truck parking shall be permitted in any front yard.

**27. Use:** Convenience Store

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	S2	P	P	-	-	-	-

**Development Standards:**

- A. When located in the C-1 District, hours of operation shall be within the hours of 7 AM to 10 PM.
- B. No vehicle shall be parked on-site for the purpose of selling or renting such vehicle.
- C. Exterior lighting shall be shielded and directed downwards.

**28. Use:** Day Care Home, Family

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
P	P	P	-	P	P	-	-	-	P	-

**Development Standards:**

- A. A minimum of thirty-five square feet (35') of habitable indoor play area shall be provided for each child. This area shall be computed exclusive of hallways, bathrooms, office areas, kitchens, storage areas and closets, and areas used exclusively for rest or sleep.
- B. A minimum of 125 square feet of fenced outdoor play area shall be provided for each child. The fence shall be a minimum height of three feet (3') above grade.
- C. All outdoor play equipment shall be located at least twenty feet (20') from any residential dwelling(s) on abutting properties.

- D. Applications for approval of any day care or child care facility shall include a site plan drawn to scale of both the floor plan of the structure and the parcel showing all current and proposed fences, play equipment, and parking spaces.
- E. A Family Day Care Home shall not be located within 300 feet, measured parcel line to parcel line to any of the following:
  - 1. A foster family group home.
  - 2. A State licensed residential facility for adult foster care or for care and treatment of persons released from, or assigned to adult correctional institutions.
  - 3. A facility offering substance abuse treatment and rehabilitation service to seven or more people as licensed by the State of Michigan.
- F. Hours of operation shall be limited to 7 AM until 8 PM. If an applicant wishes to seek operating hours outside of this time frame, the matter shall be considered an S2 Level and shall be considered by the Planning Commission after holding a public hearing on the request.

29. **Use:** Day Care Home, Group

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
S2	S2	-	-	S2	S2	-	-	-	S2	-

**Development Standards:**

- A. A minimum of thirty-five square feet (35') of habitable indoor play area shall be provided for each child. This area shall be computed exclusive of hallways, bathrooms, office areas, kitchens, storage areas and closets, and areas used exclusively for rest or sleep.
- B. A minimum of 125 square feet of fenced outdoor play area shall be provided for each child. The fence shall be a minimum height of four feet (4') above grade.
- C. All outdoor play equipment shall be located at least twenty feet (20') from any residential dwelling(s) on abutting properties.
- D. Applications for approval of any day care or child care facility shall include a site plan drawn to scale of both the floor plan of the structure and the parcel showing all current and proposed fences, play equipment, and parking spaces.
- E. A Group Day Care Home shall not be located within 300 feet, measured parcel line to parcel line to any of the following:
  - 1. A licensed Group Day Care Home.
  - 2. A licensed Child Care Center.
  - 3. A foster family group home.
  - 4. A State licensed residential facility for adult foster care or for care and treatment of persons released from, or assigned to adult correctional

institutions.

- 5. A facility offering substance abuse treatment and rehabilitation service to seven or more people as licensed by the State of Michigan.
- F. Hours of operation shall be limited to 7 AM until 8 PM unless otherwise approved by the Planning Commission.

30. **Use:** Duplex

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	P	S1	-	-	-	-	-	-

**Development Standards:**

- A. Existing single-family dwellings shall not be converted into a duplex.
- B. The Site Development Standards of Section 1238.05 of the Zoning Code shall be adhered to regardless of district.

31. **Use:** Filling Station

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	S2	S2	S2	-	S2	S2	S2

**Development Standards:**

- B. The sale of fuel shall be as an accessory use to another use occurring on the parcel.
- B. Above ground tanks shall have an Underwriters Listed (UL) outdoor-use designation.
- C. A secondary containment area is required and shall be able to hold the contents of the primary tank should it fail. Double-walled satisfy the secondary containment requirement and are preferred over dikes or tubs.
- D. Above ground tanks are required to be protected by bollards of at least 48 inches above grade.
- E. Above ground tanks are required to be located over a hard-surface.
- F. All above or below ground tanks shall comply with applicable state and federal requirements.

32. **Use:** Financial Institutions

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	P	P	P	-	-	-	-

**Development Standards:**

- A. Only one (1) ingress/egress driveway shall be permitted along any street.
- B. Exit and stacking lanes shall not face directly at a single-family dwelling on an adjacent parcel unless such is landscaped to prevent headlight glare.
- C. On-site parking shall be provided for at a minimum ratio of 1 space for every 200 feet of gross floor area.
- D. Ingress/egress to the facility shall be at least one hundred (100) feet from the centerline of any intersection.
- E. Outdoor speakers for drive-thru facilities shall be located in a way that minimizes sound from leaving the site.

**33. Use: Flea Market**

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	-	S3	-

**Development Standards:**

- A. Proper arrangements shall be made and the required approvals obtained from the Central Michigan District Health Department to provide necessary sanitation facilities.
- B. All uses and activities shall have prior written approval from the Planning Commission. Any other requirements in this code of ordinances associated with a contemplated use or activity shall be adhered to if the use or activity is approved.

**34. Use: Food Processing Plant**

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S3	S3	-

**Development Standards:**

- A. Minimum lot size shall be three (3) acres
- B. No such use shall be located within 100 feet of any property line or within 1,000 feet of any residential use or district.
- C. The proposed uses, activities, processes, materials, equipment, and conditions of operation will not be detrimental to any persons, property, or the general welfare by reason of smoke, fumes, glare, noise, vibration, or odors which leave the site.

**35. Use: Funeral Parlor & Mortuaries**

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	P	-	-	-	-	-

**Development Standards:**

- A. Minimum parcel size shall be 1 acre.
- B. An assembly area shall be provided for which can accommodate 30 vehicles.
- C. Service, loading, and parking areas shall be screened from adjacent residentially zoned properties.
- D. Must be located on a paved road.
- E. On-site parking areas, sidewalks, and drives shall be paved.
- F. Vehicular entrance to the site shall be at least five hundred (500) feet away from the intersection of Baseline Road and Coldwater Road.

**36. Use:** Gas Stations

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	-	-	S2	-	-

**Development Standards:**

- A. The following table shall apply to canopies and pump facilities:

Setback	Canopy Support	Pump Island	Canopy Edge
Front	35 feet	30 feet	25 feet
Side	20 feet	20 feet	10 feet
Rear	30 feet	20 feet	20 feet

- B. Canopy structures shall be designed and constructed in a manner which is architecturally compatible with the primary structure. The Canopy structure shall be attached to, and made an integral part of the primary structure unless it can be demonstrated that the design of the structure and canopy in combination would be more functional and aesthetically pleasing if the canopy was not physically attached to the principal building.
- C. Canopy lighting shall be recessed so that the light source is not visible from off-site.
- D. Corner site shall be limited to one (1) drive/curb-cut on each adjacent road, and shall be located as distant from the corner of the roads as practical.
- E. Underground storage tanks shall be shown on the Site Plan, as well as drawings showing the secondary containment and leak detection system.
- F. The Site Plan shall show and demonstrate adequate on-site spacing for the filling of underground storage tanks.

**37. Use:** Golf Courses

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
S2	S2	-	S2	-	-	P	-	-	-	S2

**Development Standards:**

- A. All uses, operations and structures permitted herein, including fences, fronting any public road or thoroughfare used for access or exit purposes shall be landscaped in accordance with plans approved by the Planning Commission.
- B. If a country club or golf course is located in a residential district, the Planning Commission may allow the use of a dumpster if all other ordinance requirements pertaining to dumpsters is met and it would otherwise not be visible to any surrounding single-family dwellings.
- C. A minimum front yard of 100 feet shall separate all uses, operations and structures permitted herein, including fences, fronting any public street or highway used for access or exit purposes and shall be landscaped in accordance with plans approved by the Planning Commission.
- D. Golf driving ranges shall provide safety screening and orientation as deemed reasonable and necessary by the Planning Commission.
- E. No principal or accessory building shall be closer than 50 feet from any abutting residential district or within 200 feet of any existing residential dwelling.

**38. Use:** Grain Elevator

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	-	S2	-

**Development Standards:**

- A. Minimum parcel size shall be 10 acres.
- B. Minimum parcel width shall be 500 feet.
- C. Shall be setback, structure to structure from any existing single-family dwelling by at least 500 feet.
- D. Shall be located on a paved road.
- E. No outdoor disassembly or repair of farm machinery shall be permitted.

**39. Use:** Greenhouse, Commercial

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	-	-	P	P	-

**Development Standards:**

- A. All structures, buildings, or enclosed areas used for the operation shall be a minimum of 100 feet from any residentially-used or zoned property.
- B. On-site parking shall be provided for at a ratio of 1 space for every 250 square feet of floor area devoted to retail sales.
- C. Commercial greenhouses must use frosted glass, polycarbonates or other similar building materials. Plastic sheeting and similar materials will not be accepted.
- D. Fertilizer, waste and other odorous materials must be properly stored in sealed rodent, pest and child proof containers. Odors must not permeate beyond the property line.

**40. Use:** Group Home, Large

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	S2	S3	-	-	-	-	S3	-

**Development Standards:**

- A. The Landscaping standards and requirements of Section 1238.09(10) shall be met.
- B. Any structure with sleeping quarters shall be equipped with fire suppression sprinklers.
- C. All driveways, parking areas, sidewalks, and loading areas shall be paved.
- D. Dumpsters and recycling bins shall comply with section 1212.11 of the codified ordinances of the Village of Lake Isabella.
- E. One parking space shall be provided for every 3 beds and fraction thereof.
- F. The minimum parcel size shall be 4 acres.
- G. Privacy fencing up to six feet in height may be permitted by the Planning Commission which would not normally otherwise be permitted by the Zoning Code, provided such is located in side or non-street yards and is made of either wood or vinyl.
- H. Room sizes shall comply with Section 1238.09(11-B)
- I. The development standards found in Section 1238.09(3, 6, and 12) shall also apply.
- J. A minimum of 75 square feet of common area open space shall be provided and maintained per resident, based on maximum allowed occupancy.
- K. A minimum of 100 square feet of interior common area shall be provided and maintained per resident, based on maximum allowed occupancy.
- L. The rear or side yard setback from any abutting residentially zoned property shall be forty feet (40'), which shall be maintained with landscaping and screening.
- M. Required yards abutting public right-of-ways shall be kept free of parking spaces.



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N. Shall service between thirteen (13) and twenty (20) persons.

41. **Use:** Group Home, Medium

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
S2	S2	-	S1	S2	-	-	-	-	S1	-

**Development Standards:**

- A. The Landscaping standards and requirements of Section 1238.09(10) shall be met.
- B. Any structure with sleeping quarters shall be equipped with fire suppression sprinklers.
- C. All driveways, parking areas, sidewalks, and loading areas shall be paved.
- D. Dumpsters and recycling bins shall comply with section 1212.11 of the codified ordinances of the Village of Lake Isabella.
- E. One parking space shall be provided for every 3 beds and fraction thereof.
- F. The minimum parcel size shall be 2 acres.
- G. Privacy fencing up to six feet in height may be permitted by the Planning Commission which would not normally otherwise be permitted by the Zoning Code, provided such is located in side or non-street yards and is made of either wood or vinyl.
- H. Room sizes shall comply with Section 1238.09(11-B)
- I. The development standards found in Section 1238.09(3, 6, and 12) shall also apply.
- J. A minimum of 65 square feet of common area open space shall be provided and maintained per resident, based on maximum allowed occupancy.
- K. A minimum of 75 square feet of interior common area shall be provided and maintained per resident, based on maximum allowed occupancy.
- L. Required yards abutting public right-of-ways shall be kept free of parking spaces.
- M. Shall service between seven (7) and twelve (12) persons.

42. **Use:** Health Professional Offices

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	S1	P	P	-	-	-	-

**Development Standards:**

- A. All suites or rental units of the site must be used by licensed medical personnel or by another permitted use.
- B. On-site paved parking shall be provided for at the ratio of 1 space for every 250 feet

of gross floor area.

**43. Use:** Hotel/Motel

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	S2	-	-	-	-

**Development Standards:**

- A. One independent off-street parking space shall be required for every rental unit, plus one additional space for each employee.
- B. Any exterior play area or swimming pool shall be fenced and used only for persons staying at the hotel/motel.
- C. Each unit shall contain at least a bedroom and bathroom.
- D. Each unit shall contain at least 250 square feet.

**44. Use:** Houses of Worship

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
S2	S2	-	S2	P	P	P	-	-	P	-

**Development Standards:**

- A. One independent off-street parking space shall be required for every 2.5 seats based on the maximum seating capacity of the main place of assembly.
- B. Must be located on a paved road.
- C. Structures and facilities shall be setback from any residentially zoned property by 50 feet, and any single-family dwelling by 100 feet.
- D. Facilities incidental to the main religious sanctuary must be used for church, worship, or religious education purposes, in a manner which is consistent with residential zoning and compatible with adjacent residential property. Associated uses on the site such as recreation centers, retreat facilities, conference centers, school's convents, and others shall meet all requirements of this Ordinance for such uses.

**45. Use:** Indoor Recreation Center

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	P	-	-	-	-	-

**Development Standards:**

- A. All activities shall be contained within a fully enclosed building.

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- B. Minimum parcel size shall be 1 acre.
- C. May not be located within one hundred (100) feet of any residentially zoned property.
- D. Hours of operation shall be limited to between the hours of 10 AM and 10 PM unless otherwise approved by the Planning Commission as part of an S2 Level approval.

46. **Use:** Kennel, Boarding

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	-	-	P	S1	-

**Development Standards:**

- A. No more than 15 animals over the age of 6 months are allowed to be housed at the location at any one time.
- B. The structure housing the animals shall be made adequately soundproof so that sound heard on adjacent properties does not exceed 60 dBA.
- C. During the hours of 10:30 PM and 6:00, AM all animals shall be kept indoors.
- D. Outdoor areas where animals can exercise shall be fenced.
- E. Minimum parcel size shall be five (5) acres.

47. **Use:** Laundromat

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	P	-	-	-	-	-

**Development Standards:**

- A. On-site parking shall be provided for at a ratio of one (1) space for every three (3) washing machines.
- B. On-site dry-cleaning operations are prohibited.

48. **Use:** Live-Work Structure

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	P	P	-	-	P	-

**Development Standards:**

- A. Space devoted to non-residential uses shall be accessible from the dwelling area.

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- B. Only residents of the dwelling shall use the non-residential space for purposes of employment.
- C. The floor area of the dwelling area shall be at least eight hundred (800) square feet.

49. **Use:** Lumberyard

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	-	-	S1	-	-

**Development Standards:**

- A. The lot area used for parking, display, or storage shall be provided with a permanent, durable and dustless surface, and shall be graded and drained so as to dispose of all surface water.
- B. Any display materials or equipment stored or displayed outside of an enclosed building shall not extend into any required yard or occupy any required parking or maneuvering areas for vehicles.
- C. Materials stored within ten feet of the property line of the use may be stacked to a height not exceeding ten feet.
- D. Lighting for parking and outdoor storage areas shall be shielded to prevent light from spilling onto any residential district or use property line.

50. **Use:** Manufacturing, Heavy

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S3	-	-

**Development Standards:**

- A. Minimum parcel size shall be 15 acres.
- B. Maximum allowed lot coverage for all impervious spaces shall be 50%.
- C. Minimum parcel width shall be 550 feet.
- D. Required front and street yards shall be landscaped to a depth of not less than 10 feet. Remaining front and street side yard areas or setbacks may be used for required off-street parking. Such landscaping shall consist predominantly of plant materials, except for necessary walks and drives.
- E. All structures on-site shall maintain a distance, measured structure from structure, of 1,000 feet to any single-family dwelling, House of Worship, Licensed Child Care Center, or public park.
- F. On-site parking areas, loading, shipping, and ingress/egress drives shall be paved.
- G. The proposed uses, activities, processes, materials, equipment, and conditions of operation will not be detrimental to any persons, property, or the general welfare

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by reason of smoke, fumes, glare, noise, vibration, or odors which leave the site.

51. **Use:** Manufacturing, Light

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S2	-	-

**Development Standards:**

- A. Minimum parcel size shall be 5 acres.
- B. Maximum allowed lot coverage for all impervious spaces shall be 60%.
- C. Required front and street yards shall be landscaped to a depth of not less than 10 feet. Remaining front and street side yard areas or setbacks may be used for required off-street parking. Such landscaping shall consist predominantly of plant materials, except for necessary walks and drives.
- D. All structures on-site shall maintain a distance, measured structure from structure, of 800 feet to any single-family dwelling, House of Worship, Licensed Child Care Center, or public park.
- E. On-site parking areas, loading, shipping, and ingress/egress drives shall be paved.
- F. The proposed uses, activities, processes, materials, equipment, and conditions of operation will not be detrimental to any persons, property, or the general welfare by reason of smoke, fumes, glare, noise, vibration, or odors which leave the site.

52. **Use:** Manufacturing, Medium

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S2	-	-

**Development Standards:**

- A. Minimum parcel size shall be 10 acres.
- B. Maximum allowed lot coverage for all impervious spaces shall be 55%.
- C. Minimum parcel width shall be 450 feet.
- D. Required front and street yards shall be landscaped to a depth of not less than 10 feet. Remaining front and street side yard areas or setbacks may be used for required off-street parking. Such landscaping shall consist predominantly of plant materials, except for necessary walks and drives.
- E. All structures on-site shall maintain a distance, measured structure from structure, of 500 feet to any single-family dwelling, House of Worship, Licensed Child Care Center, or public park.
- F. On-site parking areas, loading, shipping, and ingress/egress drives shall be paved.

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- G. The proposed uses, activities, processes, materials, equipment, and conditions of operation will not be detrimental to any persons, property, or the general welfare by reason of smoke, fumes, glare, noise, vibration, or odors which leave the site.

53. **Use:** Marinas

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	-	-	S2

**Development Standards:**

- A. Such uses shall only be located in waters that are directly adjacent to lands zoned Open Space Recreational (OSR). [References to allowing Marinas, Yacht and Boat Clubs as special land uses in chapters 1234.05(4), 1236.05(4), 1238.05(4), and 1240.05(5) are hereby deleted.]
- B. Fences and screening may be required by the Village Planning Commission to protect adjacent property and shall be included on any site plan reviewed by the Planning Commission.
- C. All such uses shall conform to the Marine Safety Act, Inland Lake and Streams Act, and the Natural Resources Protection Act and all other county, state and federal regulations existing and amended.
- D. Nothing contained herein shall prohibit any approved Marina, Yacht and/or Boat Club from operating their administrative offices at a site located adjacent or non-adjacent to the actual marina site as long as such offices are approved within the confines of this zoning code.

54. **Use:** Motor Vehicle Repair

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	-	S2	S1	-	-

**Development Standards:**

- A. Curb cuts shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than 50 feet from a street intersection (measured from the road right-of-way) or from adjacent residential districts.
- B. The minimum parcel area shall be 43,560 square feet (One acre) and arranged so that ample space is available for all motor vehicles.
- C. No principal or accessory building shall be closer than 60 feet from any residential district or within 200 feet of any existing residential dwelling.
- D. Fences and screening in accordance may be required by the Planning Commission to protect adjacent property.

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- E. The Planning Commission shall limit the number of vehicles stored outdoors.
- F. All equipment and activities associated with vehicle repair operations, except those in incidental use, such as air hoses, shall be kept within an enclosed building.
- G. Storage of vehicle components and parts, trash, supplies, or equipment outside of a building is prohibited.

55. **Use:** Motor Vehicle Sales

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	P	S2	-	-	-	-

**Development Standards:**

- A. These requirements shall apply to operations involved in the sale, lease or rental of new or used vehicles, house trailers, recreational vehicles, trucks, and other vehicles.
- B. Outdoor sales lots, parking areas, and other vehicle maneuvering areas shall be hard surfaced with concrete or asphalt.
- C. The nearest edge of any driveway serving an outdoor vehicle sales area shall be located at least sixty (60) feet from any street or road intersection (as measured from the nearest intersection right-of-way line).
- D. Devices for the transmission or broadcasting of audible voice or music sounds, such as a public address system, bells or tone devices, shall be prohibited outside of any building.
- E. Any building containing repair or service operations shall comply with the use standards applicable to such use as established in this Chapter. This includes only being permitted at locations which conform to the allowed zoning districts of the Zoning Code.
- F. All outdoor sales, display, or storage areas adjacent to parcels having a single-family dwelling or residentially zoned shall be screened.

56. **Use:** Motor Vehicle Service

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	P	-	-	-	-	-

**Development Standards:**

- A. No principal or accessory building shall be closer than 60 feet from any residential district or within 200 feet of any existing residential dwelling.
- B. Fences and screening in accordance may be required by the Planning Commission to protect adjacent property.

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- C. All equipment and activities associated with vehicle repair operations, except those in incidental use, such as air hoses, shall be kept within an enclosed building.
- D. Storage of vehicle components and parts, trash, supplies, or equipment outside of a building is prohibited.

57. **Use:** Multimedia Production & Broadcast Facility

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	P	S1	-	P	-	-

**Development Standards:**

- A. No satellite dish antenna shall be located between any principal building and the front lot line. All satellite dish antennae over twelve (12) feet in diameter and all ground mounted satellite dishes over fifteen (15) feet in overall height shall require Special Land Use approval by the Planning Commission. Roof mounted satellite dishes shall not exceed the zoning district height limit. Where placement of the satellite dish will cause it to be visible from a residential district or a public right-of-way, it shall be screened from view. The screening may consist of structures, plant materials, earth berms and/or fences. At least seventy-five (75) percent of the antenna, to a height of six (6) feet above the average ground elevation, must be screened from view of the abutting lot or right-of-way.
- B. Minimum parcel size shall be 1 acre.
- C. On-site parking shall be provided for at a minimum ratio of 1 space for every 300 square feet of gross floor area.

58. **Use:** Nursery

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	-	-	P	P	-

**Development Standards:**

- A. All structures, buildings, or enclosed areas used for the operation shall be a minimum of 100 feet from any residentially-used or zoned property.
- B. On-site parking shall be provided for at a ratio of 1 space for every 250 square feet of floor area devoted to retail sales.
- C. Minimum parcel size shall be 5 acres.

59. **Use:** Nursing Home

**District Schedule:**



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LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	S2	S2	-	-	-	-	S2	-

**Development Standards:**

- A. The Landscaping standards and requirements of Section 1238.09(10) shall be shall be met.
- B. Any structure with sleeping quarters shall be equipped with fire suppression sprinklers.
- C. All driveways, parking areas, sidewalks, and loading areas shall be paved.
- D. Dumpsters and recycling bins shall comply with section 1212.11 of the codified ordinances of the Village of Lake Isabella.
- E. One parking space shall be provided for every 2 beds.
- F. The minimum parcel size shall be 5 acres.
- G. Privacy fencing up to six feet in height may be permitted by the Planning Commission which would not normally otherwise be permitted by the Zoning Code, provided such is located in side or non-street yards and is made of either wood or vinyl.
- H. Room sizes shall comply with Section 1238.09(11-B)
- I. The development standards found in Section 1238.09(3. 6, and 12) shall also apply.
- J. A minimum of 90 square feet of common area open space shall be provided and maintained per resident, based on maximum allowed occupancy.
- K. A minimum of 120 square feet of interior common area shall be provided and maintained per resident, based on maximum allowed occupancy.
- L. The facility shall not be located within 300 feet of another residential structure or use.
- M. The parcel where the use is located shall have at least one property line abutting either a Major Street or paved County Primary Road of at least 200 feet.
- N. The rear or side yard setback from any abutting residentially zoned property shall be forty feet (40'), which shall be maintained with landscaping and screening.
- O. Required yards abutting public right-of-ways shall be kept free of parking spaces.
- P. Shall service more than twenty (20) persons.

**60. Use:** Outdoor Recreation Facility

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	-	S2	P

**Development Standards:**

- A. Minimum parcel size shall be three (3) acres.

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- B. Outdoor target ranges shall be located at least two thousand six hundred forty feet (2,640') from any residential use or district. Such areas shall be screened and bermed as required by the Planning Commission. Firearms may only be discharged in the presence of an employee of the facility.
- C. Any area where the discharge of firearms is proposed shall be fully fenced by a chain-link fence of at least six (6) feet in height to prevent unauthorized access to the area.
- D. No activity shall take place within one hundred (100) feet of a property line.
- E. The use of ORVs, ATVs, and RVs, shall be limited only to staff of the facility.

61. **Use:** Pawn Shop

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	-	-	-	-	-

**Development Standards:**

- A. Shall not be located within five hundred (500) feet as measured from property line to property line of any of the following:
  - 1. Residentially zoned property.
  - 2. Child Care Center
  - 3. House of Worship
  - 4. Tattoo Parlor
  - 5. Another Pawn Shop
  - 6. Single-family dwelling
  - 7. Public or private School
  - 8. Payday Loan or Check Cashing Business
- B. The Planning Commission shall determine the number of on-site parking spaces required.
- C. Hours of operation shall be between 10 AM and 10 PM.

62. **Use:** Payday Loan & Check Cashing Services

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	S3	-	-	-	-

**Development Standards:**

- A. Only one such use shall be permitted in the Village.
- B. Shall not be located within six hundred sixty (660) feet as measured from property

line to property line of any of the following:

1. Residentially zoned property.
  2. Child Care Center
  3. House of Worship
  4. Tattoo Parlor
  5. Pawn Shop
  6. Single-family dwelling
  7. Public or private School
  8. Another Payday Loan or Check Cashing Business
- C. The Planning Commission shall determine the number of on-site parking spaces required.
- D. Hours of operation shall be limited to hours between 10 AM and 8 PM

**63. Use:** Personal Service Establishment

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	S1	P	P	-	-	-	-

**Development Standards:**

- A. Shall be located on the ground floor.
- B. Retail business which supply service and commodities on the premises, including clothing shops, shoe shops, flower shops may be allowed provided the service component of the business remains operational.

**64. Use:** Private Cemetery

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	S2	-	-	-	-	S2	S2

**Development Standards:**

- A. Minimum parcel size shall be 5 acres.
- B. No portion of any Cemetery used for grave sites shall be located in a wetland or within the 100 year flood boundary.
- C. No structure containing bodies or remains shall be located closer than 100 feet to any property line.
- D. Ingress/Egress is required to occur on a paved Village Major Street or on a paved County primary road.

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- E. Screening may be required along a property line which is adjacent to a single-family dwellings.
- F. Prior to the placement of a crematorium, mausoleum, or other building with remains a Cemetery Master Plan shall be submitted to, and approved by the Planning Commission.

65. **Use:** Private Parks

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
S2	S2	S2	S2	S2	-	-	-	-	S2	P

**Development Standards:**

- A. Minimum parcel size shall be 1 acre.
- B. Such use may not be operated for profit.
- C. The use shall not impair the natural appearance of the land.
- D. Minimum parcel width shall be one hundred (100) feet.
- E. Buildings shall be limited to a single-story on parcels that are less than 5 acres in size.
- F. Off-street parking may be provided for on the required front setback provided not more than 40% of the required front setback is used for parking or ingress/egress.

66. **Use:** Public Utility Facilities

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S2	S2	S2

**Development Standards:**

- A. The use shall have frontage on an existing paved road, or a newly proposed paved road.
- B. Off-street parking shall be provided to meet use needs.
- C. Structures and activities shall be setback from adjacent residential properties by fifty (50) feet.
- D. The use shall be enclosed by a solid wall or fencing.

67. **Use:** Racetrack

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S3	-	-

**Development Standards:**

- A. Racetracks shall be enclosed with an obscuring screen fencing of at least 6 feet in height.
- B. All racing activates shall be located at least 1,320 feet from any parcel with a single-family dwelling.
- C. Any area where bulk storage of fuel occurs shall be capable of keeping the fuel on-site in the event of a leak or structure collapse through the provisions of a dike or other containment structure adequately sized to retain the fuel.
- D. Minimum parcel size shall be at 20 acres.
- E. The outdoor storage or repair of tires, vehicle parts, vehicle bodies, vehicle frames shall be prohibited.
- F. The proposed uses, activities, processes, materials, equipment, and conditions of operation will not be detrimental to any persons, property, or the general welfare by reason of smoke, fumes, glare, noise, vibration, or odors which leave the site.

**68. Use:** Recycling Drop-off Sites

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S2	S2	-

**Development Standards:**

- A. The site shall be supervised during hours of operation, or receptacles shall be provided to ensure complete containment of materials.
- B. Operations shall be conducted in such a way that will control litter and pestilence, and will not contribute to unsightliness.
- C. Areas utilizing dumpsters shall comply with the requirements of section 1212.11
- D. The Planning Commission may require a totally obscuring fence or wall around the perimeter of the area where recyclables are collected.
- E. The on-site storage of materials to be recycled shall be in appropriate containers.

**69. Use:** Research Facility

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S2	-	-

**Development Standards:**

- A. These uses include only the following types of uses: which shall include only the following types of uses: scientific, industrial or business research and testing laboratories; any use charged with the principal function of educational or technical training; hospitals and clinics for the treatment of

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animals; the raising of animals for research purposes; and executive or administrative office buildings and accessory uses or buildings which are incidental to such research activities.

- B. All such uses and activities shall be conducted within a fully enclosed building; provided, however, that the planning commission shall have discretion, in passing upon such special exception use, to permit outdoor activities under such terms and conditions as the planning commission shall deem advisable.
- C. No unreasonable or unnecessarily loud noise or disturbance shall be created which shall be injurious to the health, peace or quiet of the residents and property owners of the village.
- D. No obnoxious, toxic, or corrosive fumes or gases shall be emitted which is injurious to the health, safety or welfare of the residents and property owners of the village.
- E. No smoke, odorous gases or other odorous matter shall be emitted in such quantities as to be offensive to the health, safety and general welfare of the residents and property owners of the village at or beyond any boundary of the use of the parcel.
- F. No dust or other particulate matter may be released that is detectable at the lot line.
- G. No physical vibrations which are detectable at the lot line shall be produced.
- H. No radioactive materials that exceed quantities established by the United States Bureau of Standards shall be discharged.
- I. No activity involving the storage, use or manufacture of materials that decompose by detonation may be carried on.
- J. No heat shall be produced at the lot line so intense as to be a public nuisance.

70. **Use:** Restaurant

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	S1	P	P	-	-	-	-

**Development Standards:**

- A. In establishments where alcoholic beverages or entertainment are allowed, no building shall be located closer than 50 feet to any residential district.
- B. In establishments where more than 50% of the gross profits from operation come from the sale of alcoholic spirits, a minimum setback of 300 feet is required from any residential district.
- C. Not more than 33% of the gross floor area open to the general public shall be used for purposes other than seating for diners consisting of tables, chairs, booths, and necessary aisle-ways. Public restroom facilities shall be considered in this

determination.

- D. All restaurants where food is served must be licensed by the Michigan Department of Public Health.
- E. All drive-through windows shall be covered by an overhang or canopy of no less than three feet from the edge of the structure.

71. **Use:** Restaurant, Drive-thru

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	-	-	-	-	-

**Development Standards:**

- A. Sufficient stacking capacity for the drive-through portion of the operation shall be provided to ensure that traffic does not extend into the public right-of-way. A minimum of ten stacking spaces for the service-ordering station shall be provided. Stacking spaces shall be located so as not to interfere with vehicular circulation and egress from the property by vehicles not using the drive-through portion of the facility.
- B. Drive-thru lanes and drive-thru service windows shall not be located along the street frontage(s) of a building
- C. Speaker noise levels measured at the drive-thru site property line shall not exceed applicable Village noise standards.
- D. Drive-thru lanes shall be constructed with the necessary vehicle stacking capacity so that vehicles using the drive-thru lane do not overflow into the on-site parking aisles, public street right-of-way or public streets.
- E. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.
- F. Vehicle stacking lanes shall not block or interfere with access to parking lot spaces, and shall function independent of parking lots aisles.
- G. Pedestrian crosswalks shall not cross drive-thru lanes.
- H. Minimum parcel size for a Drive-thru Restaurant shall be 1 acre.

72. **Use:** Retail Establishment

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	S2	P	P	-	-	-	-

**Development Standards:**

- A. On-site parking shall be provided for at a minimum ratio of 1 space for every 200 square feet and fraction thereof of gross floor area.

73. **Use:** Roadside Stands

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	P	P	-	-	P	-

**Development Standards:**

- A. Permanent Roadside Stands shall be limited to a single story and a maximum footprint of 300 square feet.
- B. Seasonal Roadside Stands shall be of a portable construction and shall be removed after 120 days, or during any period of time where it is not used for a period of 14 consecutive days or more.
- C. Suitable trash containers shall be placed on the premises for public use.
- D. Permanent Roadside Stands shall require a minimum of two (2) off-street parking spaces .
- E. A parcel shall have no more than one (1) Roadside stand.
- F. Items sold at a Roadside Stand shall be limited to items grown on the premises or made from products grown on the premises, or locally grown produce and products made from locally grown produce.

74. **Use:** RV, Trailer, Watercraft Service & Outdoor Storage

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	-	-	S2	-	S2

**Development Standards:**

- A. Must be located on a paved road.
- B. Storage areas must be secured with a fence of at least 6 feet in height.
- C. Screening shall be provided and maintained in the form of trees of at least four-feet in height at the time of planting at a ratio of 1 tree for every 8 feet and fraction thereof of fence facing a single-family dwelling.
- D. If done on the same parcel as a Self-Service Storage Facility, the ability to store RVs, trailers, watercraft, and similar items outside shall only occur in the Districts allowed by this sub-section.
- E. Ingress/egress drives shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than 50 feet from a street intersection (measured from the road right-of-way) or from adjacent residential districts.
- F. The minimum parcel area shall be 43,560 square feet (One acre) and arranged so



that ample space is available for all motor vehicles.

- G. No principal or accessory building shall be closer than 60 feet from any residential district or within 200 feet of any existing residential dwelling.
- H. The Planning Commission shall limit the number of vehicles stored outdoors.
- I. All equipment and activities associated with vehicle repair operations, except those in incidental use, such as air hoses, shall be kept within an enclosed building.
- J. Storage of vehicle components and parts, trash, supplies, or equipment outside of a building is prohibited.

75. **Use:** Salvage Yards

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S3	-	-

**Development Standards:**

- A. All uses shall be established and maintained in accordance with all applicable state, county, and village, laws and ordinances.
- B. The site shall be a minimum of five acres.
- C. A solid fence or wall eight feet in height shall be provided and maintained around the periphery of the site to screen said site from surrounding property.
- D. All activities shall be confined within the enclosed area. There shall be no stocking of material above the height of the fence or wall, except that movable equipment used on the site may exceed the wall or fence height. No equipment, material, signs or lighting shall be used or stored outside the enclosed area.
- E. All enclosed areas shall be set back at least 100 feet from any front street or property line and 1,000 feet from any residential district.
- F. No open burning shall be permitted. All industrial processes involving the use of equipment for cutting, compressing or packaging shall be conducted within a completely enclosed building.
- G. The proposed uses, activities, processes, materials, equipment, and conditions of operation will not be detrimental to any persons, property, or the general welfare by reason of smoke, fumes, glare, noise, vibration, or odors which leave the site.

76. **Use:** Sawmill

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S3	S3	-

**Development Standards:**

- A. It shall be the responsibility of the landowner or permit holder to use ecological

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conservation practices for all areas used for said facilities.

- B. The Village Council may require that part or all of the operation be screened. During its review of the application, the Planning Commission shall include what sections of the site should be screened as part of its recommendation.
- C. All truck operations shall be directed away from residential areas.
- D. Noise and vibration shall be minimized in their effect upon adjacent properties by the utilization of modern equipment designed to accomplish such minimization and by the proper use of berms, walls and natural planting screens. All equipment shall be maintained and operated in such a manner so as to eliminate, as far as practicable, excessive noise and vibrations which are not necessary in the operation of such equipment.
- E. Air pollution in the form of dust and dirt shall also be kept to a minimum by the use of modern equipment and methods of operation designed to avoid any excessive dust or dirt or other air pollution injurious or substantially annoying to adjoining property owners. Interior and adjoining roads used in the operations shall have their surface treated to minimize any such nuisance.
- F. Minimum lot size shall be five acres.
- G. No such use shall be located within 100 feet of any property line or within 1,000 feet of any residential use or district.
- H. The proposed uses, activities, processes, materials, equipment, and conditions of operation will not be detrimental to any persons, property, or the general welfare by reason of smoke, fumes, glare, noise, vibration, or odors which leave the site.

77. **Use:** School; Public, Private, & Parochial

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
S3	S3	-	S3	S3	-	-	-	-	S3	-

**Development Standards:**

- A. Must be licensed by the State of Michigan.
- B. Minimum parcel width shall be three hundred (300) feet.
- C. Minimum parcel size shall be ten (10) acres.
- D. Must be located on a paved road.
- E. All interior drives, parking areas, and loading areas shall be paved.
- F. On-site parking requirements shall be determined by the Planning Commission

78. **Use:** School, Vocational

**District Schedule:**

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LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	S2	-	-	-	-

**Development Standards:**

- A. Must be licensed by the State of Michigan.
- B. Minimum parcel width shall be two hundred (200) feet.
- C. Minimum parcel size shall be five (5) acres.
- D. Must be located on a paved road.
- E. All interior drives, parking areas, and loading areas shall be paved.
- F. On-site parking requirements shall be determined by the Planning Commission

79. **Use:** Self-Service Storage Facility

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	S2	S2	-	S2	S2	S2	-

**Development Standards:**

- A. All vehicular access to and from the site shall be from a paved road.
- B. Fences and screening shall be required by the Planning Commission to protect adjacent property.
- C. There shall be no outside storage or stockpiling. All merchandise shall be stored within an enclosed building.
- D. The area used for parking shall only be based on the main office area of the development.
- E. Exterior lighting shall be shielded and directed downwards. No exterior lighting shall shine directly into any single-family dwelling.

80. **Use:** Shopping Center

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	S2	S2	S2	-	-	-	-

**Development Standards:**

- A. No row of parking spaces shall exceed twenty-five (25) spaces.
- B. Loading areas shall not be visible from a right-of-way or any abutting residentially zoned properties.
- C. A sidewalk of no less than ten (10) feet in width shall run unobstructed along the façade of the building on any side which has a customer entry point.
- D. Individual units within the Shopping Center shall be at least one thousand

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(1,000) square feet.

- E. If located in the C-1 District, the parking and landscaping requirements of the WCB shall apply.
- F. On-site parking areas shall be paved.
- G. The Planning Commission shall determine the number of on-site parking spaces needed.

81. **Use:** Single-Family Dwellings (Detached)

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
P	P	P	P	P	-	-	-	-	P	-

**Development Standards:**

The development of Detached Single-Family Dwellings is regulated throughout the zoning code, most prominently in Chapter 1212. Other Chapters apply in specific circumstances, such as Chapter 1272 which regulates Home Occupations.

82. **Use:** Solar Energy Facility

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	P	P	-

**Development Standards:**

- A. Must be setback at least fifty (50) feet from all property lines.
- B. The applicant shall provide documentation that glare will be eliminated, insofar as possible. This may include manufacture’s specifications of the panels, proficient angling, adequate screening, or other means, as to not adversely affect neighboring properties.
- C. Mechanical equipment must be screened from street and neighboring residences by fencing or landscaping.
- D. Maximum lot coverage of solar panels shall be limited to 50% of the parcel.
- E. If more than two thousand (2,000) square feet of impervious surface is planned, a drainage plan shall be submitted as part of the application.
- F. The maximum ground-mounted panel height is ten (10) feet, measured from the grade to the top of the panel.
- G. Panels shall be screened from residential districts and public rights of way by a greenbelt and/or six (6) foot high privacy fence.

83. **Use:** Solid Waste Facility

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S3	-	-

**Development Standards:**

- A. These uses shall meet all of the requirements of the Solid Waste Management Act, Act 641 of 1978, as amended, and the Isabella County Solid Waste Management Plan.
- B. The Village Council may limit the hours of operation during which trucks may enter or leave the site.
- C. The perimeter of the site shall be fenced with a privacy fence with a minimum height of at least 6 feet.
- D. All drives used for truck traffic into or out of the site shall be paved.
- E. Minimum parcel size shall be 20 acres.
- F. The proposed uses, activities, processes, materials, equipment, and conditions of operation will not be detrimental to any persons, property, or the general welfare by reason of smoke, fumes, glare, noise, vibration, or odors which leave the site.

**84. Use:** State Licensed Manufactured Home Park

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	S3	-	-	-	-	-	-	-	-	-

**Development Standards:**

- A. The business of selling new and/or used mobile homes as a commercial operation in connection with the operation of mobile home parks shall be prohibited. New or used mobile homes located on lots within the mobile home park to be used and occupied on that site may be sold by a licensed dealer or broker. This Section shall not prohibit the sale of a used mobile home by a resident of the mobile home park provided the park's regulations permit the sale.
- B. A mobile home shall be in compliance with the following minimum distances:
  - 1. Twenty (20) feet from any part of an attached or detached structure of an adjacent mobile home this is used for living purposes.
  - 2. Ten (10) feet from an on-site parking space of an adjacent site.
  - 3. Ten (10) feet from either of the following: An attached or detached structure or accessory of an adjacent mobile home which is not used for living purposes.
  - 4. Fifty (50) feet from any permanent building.
  - 5. Ten (10) feet from the edge of an internal street.
  - 6. Twenty (20) feet the right-of-way line of a dedicated public street within the

mobile home park.

7. Seven and one half (7½) feet from a parking bay.
8. Seven (7) feet from a common pedestrian walkway.
- C. The height of an accessory structure in a Mobile Home Park shall be equal to, or less than, that of the primary structure and shall be limited to a maximum of 1 story.
- D. A minimum of two (2) parking spaces shall be provided for each mobile home site.
- E. Vehicular access to a mobile home park shall be provided by at least one (1) hard surface public road.
- F. Only streets within the mobile home park shall provide vehicular access to individual mobile home sites in the mobile home park.
- G. On-street parking is prohibited in the Mobile Home Park.
- H. Two-way streets shall be at least 22 feet wide and one-way streets at least 12 feet wide.
- I. Street names shall conform to the Village of Lake Isabella Street Naming Policy.
- J. Storm shelters shall be provided for all mobile home residential uses in conformance with the following requirements:
  1. Shelters shall be located no more than six hundred (600) feet from any dwelling unit and/or occupied area served and on the same property.
  2. Shelters shall provide eight (8) square feet of floor area for every bedroom in the Mobile Home Park.
  3. Shelters shall be designed to withstand a wind speed of two hundred (200) miles per hour and in accordance with the technical guidelines recommended by the U.S. Federal Emergency Management Agency

**85. Use:** Studios and Workshops

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	S2	-	S2	-	-	S2	-

**Development Standards:**

- A. If done as part of new development, the architectural style of the building shall be similar with respect single-family dwellings in the area.
- B. Parking and loading areas shall be in the side or rear yard of the structure.
- C. Hours of operation shall be set by the Planning Commission.
- D. On-site parking requirements shall be determined by the Planning Commission.
- E. The structure and parking areas shall be setback from any adjacent single-family dwelling by fifty (50) feet.

- F. The use shall not produce noise, odors, smoke, fumes, or vibration which can be observed outside of the property.
- G. If attached to a dwelling unit, the dwelling unit shall have an area of at least eight hundred (800) square feet.

**86. Use:** Supermarket

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S3	-	-	-	-	-

**Development Standards:**

- A. The minimum front yard setback shall be sixty (60) feet.
- B. The minimum parcel size shall be five (5) acres.
- C. A sidewalk of no less than ten (10) feet in width shall run unobstructed along the façade of the building on any side which has a customer entry point.
- D. No row of parking spaces shall exceed twenty-five (25) spaces.
- E. Cart corrals shall be designed to be an integral part of the parking area.
- F. Loading areas shall not be visible from a right-of-way or any abutting residentially zoned properties.
- G. Outdoor display and sales areas shall be shown on the Site Plan.
- H. A single business shall occupy at least 75% of the gross floor area of the structure.

**87. Use:** Tattoo Parlor

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	S2	-	-	-	-	-

**Development Standards:**

- A. The use shall not be located within 1,000 feet of another tattoo parlor.
- B. The use shall not be located within 500 feet of a Licensed Child Care Center or House of Worship.
- C. The use shall not be located within 1,000 feet of an Adult Entertainment Business.
- D. The use shall not be located within 500 feet of an existing detached single-family dwelling.
- E. The use shall not be located within 250 feet of any business that sell alcohol for off-site consumption.
- F. Hours of operation shall be limited to the hours of noon to 8 PM Sunday through Thursday and noon to 10 PM for Friday and Saturday.

G. A customer waiting area of at least 200 square feet shall be provided.

**88. Use:** Telecommunication Tower

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S3	S2	S2

**Development Standards:**

- A. The applicant shall provide evidence that there is no reasonable or suitable alternative for collocation of antennas on an existing communication tower within the service area of the proposed tower.
- B. The applicant shall provide an inventory of its existing towers, antennas, or sites approved for towers or antennas that are within 4 miles of the Village of Lake Isabella.
- C. All towers and antennas shall be located so that they do not interfere with reception in nearby residential areas. In the event a communication tower causes interference, the communication company shall take all steps necessary to correct and eliminate such interference.
- D. No new Telecommunication Tower or antenna shall be located within a three (3) miles radius of an existing tower or antenna. This requirement may be waived by the Planning Commission if one of the following conditions are met:
  - 1. The proposed communication facility is located on an existing communication tower.
  - 2. The communication tower is to serve solely a government or educational institution.
- E. No Telecommunication Tower or antenna shall be located within six hundred sixty (660) feet of a single-family dwelling.
- F. No Telecommunication Tower or antenna shall be in violation of the height restrictions imposed by the approved landing plan for any public or private airport.
- G. The tower or antenna shall be setback from all property lines at a minimum by a distance of one and one-half times the height of the tower or antenna.
- H. A security fence of at least 6 feet in height shall be constructed and maintained around the tower and any associated facilities.
- I. All Telecommunication Towers shall be equipped with anti-climbing devices.
- J. All Telecommunication Towers shall be equipped with aircraft warning lighting at its tallest point.
- K. Any Telecommunication Tower or antenna not in use for a period of 12 months shall be removed.



**89. Use:** Theaters & Assembly Halls

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	S2	S2	S3	-	-	-	-

**Development Standards:**

- A. Noise and or sound from the site must be at appropriate noise levels for residential neighborhoods and adjacent uses
- B. An adequate security plan must be provided.
- C. Permanent restroom facilities must be located on the site.
- D. Lighting for parking areas or outdoor activity areas shall be shielded to prevent light from spilling onto any residential district or use.
- E. For uses exceeding a seating capacity of 600 persons, a traffic impact study shall be required to be submitted by the applicant which describes internal circulation and projected impacts on traffic operations, capacity, and access on adjacent and nearby streets which are likely to provide access to the site.
- F. Banquet facilities shall be limited to no more than 12 hours of operation per day.
- G. A parking plan must be approved for this use, and the parking needs for the use must not exceed the number of available parking spaces in the dedicated parking lots for the facility when taking into account the other users of the property. No overnight truck parking shall be permitted in any front yard.

**90. Use:** Townhouse

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	P	S2	-	S2	-	-	-	-

**Development Standards:**

- A. The Site Development Standards of Section 1238.05 of the Zoning Code shall be followed regardless of the Zoning District Location.

**91. Use:** Veterinary Clinic

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	P	S2	-	-	P	-

**Development Standards:**

- A. All activities shall be conducted within an enclosed building.
- B. Outdoor animal runs or exercise areas shall meet setback requirements.
- C. Retail areas shall be limited to 25% of the gross floor area of the business.

92. **Use:** Warehouse, Distribution

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	P	-	-

**Development Standards:**

- A. Minimum parcel size shall be three (3) acres.
- B. Minimum parcel width shall be one hundred fifty (150) feet.
- C. Shall not be located within one hundred (100) feet of a single-family dwelling.
- D. Loading and unloading areas shall not be visible from a public right-of-way or a residential use.
- E. The use of back-up alarms on equipment used at the facility shall be self-adjusting to limit sound levels.

93. **Use:** Wedding Venue

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
S3	S3	-	-	S2	S2	-	-	-	-	S2

**Development Standards:**

- A. Minimum parcel size shall be 3 acres.
- B. Noise and or sound from the site must be at appropriate noise levels for residential neighborhoods and adjacent uses. The use of outdoor PA systems or speakers shall be prohibited except during a wedding ceremony.
- C. Permanent restroom facilities must be located on the site.
- D. The required landscaping must be maintained and the grounds for the facility must be policed so as to prevent paper and trash from accumulating on the site.
- E. Banquet facilities shall be limited to no more than 10 hours of operation per day.
- F. A parking plan must be approved for this use, and the parking needs for the use must not exceed the number of available parking spaces in the dedicated parking lots for the facility when taking into account the other users of the property. No overnight truck parking shall be permitted in any front yard.

94. **Use:** Winery

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	S2	S2	-

**Development Standards:**

- A. Minimum parcel size shall be 10 acres.
- B. Outdoor live music may only be permitted during the hours of noon until 9 PM on Friday, Saturday, and Sunday.
- C. On-site parking shall be provided for at a ratio of 1 space for every 225 feet of floor space devoted to retail or dining.
- D. Events not related to the operational and marketing aspects of the winery, such as weddings, receptions, and meetings/retreats, shall be limited to not more than three large (two hundred fifty guests maximum) and twelve small (One hundred guests maximum) events per year. Capacity is limited by building occupancy and parking limitations.
- E. Permitted Uses and Structures. Operational uses and production facilities in connection with a winery include, but are not necessarily limited to, the following:
  - 1. Crushing or pressing of grapes outside or within a structure;
  - 2. Fermenting wine;
  - 3. Aging wine;
  - 4. On-site above-ground disposal and treatment of winery process water;
  - 5. Processing and blending wine;
  - 6. Bottling and labeling of wine;
  - 7. Storage of wine in vats, barrels, bottles or cases;
  - 8. Wine caves and on-site wine cellars;
  - 9. Laboratory and administrative offices provided that they are subordinate to the primary operation of the winery as a production facility;
  - 10. Shipping, receiving, and distribution of wine;
  - 11. Refrigeration systems containing acutely hazardous materials;
  - 12. Disposal of grape byproduct solely produced by the permitted winery.
  - 13. Storage, repair, and maintenance of agricultural and processing machinery and equipment used on the property, and truck parking, provided that they are subordinate to the primary operation of the winery as a production facility.

**95. Use:** Winery, Boutique

**District Schedule:**

LR-1	LR-2	AR	LR-3	C-1	ECB	WCB	AC	RLM	Ag	OSR
-	-	-	-	-	-	-	-	-	S2	-

**Development Standards:**

- A. Minimum parcel size shall be 5 acres.

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- B. Outdoor live music may only be permitted during the hours of noon until 9 PM on Friday, Saturday, and Sunday.
- C. On-site parking shall be provided for at a ratio of 1 space for every 225 feet of floor space devoted to retail or dining.
- D. Permitted Uses and Structures. Operational uses and production facilities in connection with a winery include, but are not necessarily limited to, the following:
  - 1. Crushing or pressing of grapes outside or within a structure;
  - 2. Fermenting wine;
  - 3. Aging wine;
  - 4. On-site above-ground disposal and treatment of winery process water;
  - 5. Processing and blending wine;
  - 6. Bottling and labeling of wine;
  - 7. Storage of wine in vats, barrels, bottles or cases;
  - 8. Wine caves and on-site wine cellars;
  - 9. Laboratory and administrative offices provided that they are subordinate to the primary operation of the winery as a production facility;
  - 10. Shipping, receiving, and distribution of wine;
  - 11. Refrigeration systems containing acutely hazardous materials;
  - 12. Disposal of grape byproduct solely produced by the permitted winery.
  - 13. Storage, repair, and maintenance of agricultural and processing machinery and equipment used on the property, and truck parking, provided that they are subordinate to the primary operation of the winery as a production facility.
- E. Annual on-site production shall be limited to 50,000 gallons of wine, and 10,000 gallons of craft distilleries.