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- A. **Front Lot Line.** The line separating a lot from a road right-of-way.
 - 1) In the case of a private road that does not have a dedicated right-of-way, this line shall be parallel to and 33 feet back from the centerline of the pavement.
 - 2) Where lots border upon water bodies, the front lot line shall be designated as that line fronting on the water. The opposite yard will be considered the street/road frontage of the lot.
 - 3) On a flag lot, the front lot line shall be the interior lot line most parallel to and nearest the road from which access is obtained.
- B. **Rear Lot Line.** The boundary that is opposite and most distant from the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an assumed line parallel to the front lot line not less than 10 feet long lying farthest from the front lot line and wholly within the lot.

C. **Side Lot Line.** Any lot line not a front lot line or a rear lot line.

Lot of Record. A parcel of land, the dimensions of which are shown on a subdivision plat recorded in the offices of the Monroe County Register of Deeds and Township Assessor, or a lot or parcel described by metes and bounds, and accuracy of which is attended to by a land surveyor registered and licensed in the State of Michigan and is recorded with the Monroe County Register of Deeds.

Lot Split or Consolidation. The dividing or uniting of lots by virtue of changes in the deeds register at the office of the Monroe County Register of Deeds, after approval by Monroe Charter Township.

Lot Width. The horizontal distance between the side lot lines, measured at the two (2) points where the building line or setback line intersects the side lot lines. At no time shall the measured lot width be less than ½ the required frontage for ½ of the lot depth.

Manufactured Home. A structure, transportable in one (1) or more sections, which is built on a non-motorized chassis and designed to be used with or without a permanent foundation as a dwelling when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. A mobile home shall not include modular homes, motor homes, house trailer, trailer coach or travel trailers.

- A. **Manufactured Home Site.** An area within a mobile home park that is designated for the exclusive use of a specific mobile home.
- B. **Manufactured Housing Park.** A parcel or tract of land under the control of a person upon which three (3) or more mobile homes are located on a continual non-recreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, road, equipment or facility used or intended for use incident to the occupancy of a manufactured or mobile home, subject to the rules and requirements of the Mobile Home Commission Act, Public Act 96, of 1987, as amended (MCLA 139.2301 et seq.) and the Manufactured Housing Commission General Rules.

Marihuana Businesses. Recreational (Adult Use) Establishments, Medical Facilities, and Caregivers. Refer to Article 8, Section 8.1365.

Marina. A boat basin with facilities for berthing and securing various types of recreational watercraft, as well as all other areas confined within its boundaries. A marina may provide supplies, provisions, service, and fueling facilities.

Massage Therapist. An individual specifically trained and licensed or certified in therapeutic massage by the American Massage and Therapy Association, International Myomassethics Federation or successor organizations.

- A. **Therapeutic Massage.** A method by which a person utilizes his or her hands, feet or an instrument for treating the superficial parts of a customer's body for medical, hygienic, relaxation or therapeutic purposes by rubbing, stroking, kneading, tapping, pounding or vibrating.

Master Plan. The comprehensive plan of Monroe Charter Township, including graphic and written text indicating the Township's development goals and objectives, planned future use of all land within the Monroe Charter Township, general location for roads, parks, schools, public buildings, and all

Section 4.302 Table of Permitted Uses by District

Key to Symbols		Zoning Districts												Use Standards	
P	Principal Use	AG	R-1	R-2	R-3	R-4	R-5	M-U	C-1	C-2	L-I	H-I	MD		
S	Special Use														
A	Accessory Use														
	Prohibited Use														
Commercial Uses															
	Amusement arcades									P					§ 8.104
	Big box retail stores (larger than 50,000 square feet)									S					§ 8.108
	Car wash								S	S					§ 8.109
	Drive-through business									S					§ 8.115
	Gas station								S	S	S		S		§ 8.106
	Gas station with convenience store /restaurant									S	S				§ 8.106
	Hotels or motels									P			S		§ 8.129
	Marihuana Businesses (see Article 8/Section 8.1365 for specific types of businesses allowed in each District)	S								S	P				8.1365
	Nurseries and greenhouses	S								S	P	P			§ 8.125
	Repair garage, major									S	S	S			§ 8.138
	Repair garage, minor								S	P	P	P	A		§ 8.138
	Restaurants, other than drive-in or drive-through							S	P	P	A	A	A		§ 8.150
	Restaurant, carry out								S	S					
	Retail uses, less than 20,000 square feet							S	P	P	A	A	A		
	Retail uses, over 20,001 square feet								S	P			A		
	Tattoo and piercing parlors								P	P					§8.156
	Veterinary clinics	S							S	S					§ 8.158

Key to Symbols		Zoning Districts											Use Standards	
P	Principal Use	AG	R-1	R-2	R-3	R-4	R-5	M-U	C-1	C-2	L-I	H-I		M-D
S	Special Use													
A	Accessory Use													
	Prohibited Use													
Industrial Uses														
	Cement, concrete, lime, and gypsum manufacturing											S		§ 8.126
	Contractor's yards										P	P		
	Dry cleaning plant, Industrial laundries										S	S		§ 8.126
	Forging and stamping										S	S		§ 8.126
	Heating/Electrical power plants											P		§ 8.126
	Junkyard; salvage yards										S	S		§ 8.132
	Laboratories for research and development										P	P		
	Lumber yards										P	P		§ 8.140 & 8.141
	Marihuana Businesses (see Article 8 /Section 8.1365 for specific types of businesses allowed in each District)		S								S	P		8.1365
	Millwork, lumber, planing mills											S		§ 8.126
	Machine shops										P	P		
	Manufacturing, processing, assembly, fabrication of product w/o odor & other negative										P	P		§ 8.126
	Manufacturing of chemicals, machinery, petroleum products and other like use											S		§ 8.126
	Self-storage Warehouses										S	S		§ 8.152
	Outdoor sales/ storage of materials, or equipment, or vehicles										S	S	S	§ 8.140, 8.141
	Quarry/Extractive										S	S		§ 8.116
	Research & development										P	P		
	Racetracks										S	S		§ 8.148
	Slaughter house, rendering plant											S		§ 8.155
	Truck terminals										S	S		§ 8.159
	Warehousing and Wholesale										P	P		§ 8.159

Article 5

SCHEDULE OF REGULATIONS

Section 5.01 Schedule of Regulations

All buildings, uses, and parcels of land shall comply with the dimensional standards set forth in the table below. Exceptions to the standards for each zoning district are provided in the footnotes following the table.

Zoning District	Lot Regulations			Minimum Setbacks ft.				Structure Regulations		
	Minimum Lot Area (a, g)	Minimum Lot Width (b, g)	Maximum Lot Coverage	Front Yard (m)	Side Yard (e, l)		Rear Yard	Maximum Building Height (c)		Minimum Dwelling Unit Floor Area sq. ft.
					Least One	Total of Two		Stories	Height ft.	
AG Sec. 6.101	5 acres	250 ft.	35% all structures	50 (k) (o)	25 (o)	60 (n) (o)	50 (o)	2½	35	1,000
R-1 Sec. 6.102	1 acre	110 ft.	35% all structures	40 (k)	10	20 (n)	40	2½	35	1,200
R-2 Sec. 6.103	12,000 sq. ft.	100 ft.	30% all structures	35 (k)	6	15 (n)	35	2½	35	960
R-3 Sec. 6.104	9,000 sq. ft.	75 ft.	30% all structures	35 (k)	6	15 (n)	35	2½	35	800
R-4 Sec. 6.105	12,000 sq. ft.	75 ft.	30% all structures	30 (f, l)	6 (f)	15 (f, n)	35 (f)	2½	35	800 (g)
R-5 Sec. 6.106	5,500 sq. ft.	--	--	Section 8.136				2	25	--
M-U Sec. 6.107	9,000 sq. ft.	75 ft.	80% all impervious	20 (d, i)	6 (d)	15 (d)	25 (d)	2½	35	--
C-1 Sec. 7.201	4,000 sq. ft.	50 ft.	75% all impervious	20 (d)	20 (d, h, j)	40 (d, h, j)	25 (d, h, j)	2	30	--
C-2 Sec. 7.202	4,000 sq. ft.	50 ft.	75% all impervious	30 (d) (o)	20 (d, h, j) (o)	40 (d, h, j) (o)	25 (d, h, j) (o)	3	35	--
L-1 Sec. 7.301	20,000 sq. ft.	100 ft.	50% bldgs; 75% impervious	35 (d) (o)	30 (d) (o)	60 (d) (o)	50 (d) (o)	3	50	
H-1 Sec. 7.302	20,000 sq. ft.	100 ft.	50% bldgs; 75% impervious	50 (d)	30 (d)	60 (d)	50 (d)	3	50	--
MD Sec. 7.401	--	--	35% bldgs; 75% impervious	20	20	40	20	--	35	--

- (h) **Commercial Districts**
 - (1) **Side or Rear Yard Setback along Interior Lot Lines**

Side or rear yard setbacks along interior lot lines can be reduced to zero (0) feet with the installation of a one (1) hour fire protection wall regardless of height.
 - (2) **Side Yard Setback on Corner Lots**

No side yard setback is required except where the side street abuts an interior residential lot, in which case the side yard setback shall be equal to the minimum front yard setback for the district in which the building is located.
 - (3) **Rear Yard Setback on Through-Lots**

The rear yard setback on lots which extend through from street to street shall be equal to the minimum front yard setback for the district in which the building is located.

- (i) **Front Yard Setback in the Mixed-Use District**

Where the M-U District is contiguous to a residentially zoned district that has common frontage on the same block, the minimum front yard setback shall be equal to that of the adjacent residential district.
- (j) **Minimum Setback Adjacent to a Residential District Boundary**

Buildings in nonresidential districts shall be set back a minimum of 30 feet from any residential district boundary.
- (k) **Front Yard Parking in Residential Districts**

No more than 35 percent of the lot area located between the front of the principal building and front lot line shall be improved (i.e. paved, gravel, dirt, etc.) for parking.
- (l) **Minimum Distance between Buildings**

The minimum distance between buildings on the same lot shall be 20 feet.
- (m) **Front Yard Requirements**

All yards abutting upon a public street shall be considered as front yards for setback purposes.

 - (i) **Waterfront Lots.** On a waterfront lot, the required yard setback from the high water mark frontage on a lake or water body shall be a minimum of 50 feet. The Planning Commission may allow an intrusion of 10 feet in the waterfront setback for non-habitable, non-roofed decks, patios, and terraces during site plan development review. The required yard setback for the street frontage of a waterfront lot shall be a minimum of 25 feet and further that a detached accessory building on a waterfront lot may be permitted within 10 of the street- side front lot line. All side lot line setbacks shall be determined by the zoning district in which the waterfront lot is located.

- (n) **Minimum Distance between Residential Structures**

The minimum distance between any two residential dwellings shall not be less than twelve (12) feet.

- (o) **Minimum Setbacks for Marihuana Businesses**

See Article 8, Section 8.1365. In addition, Marihuana Businesses must still meet all of the District requirements where they are located.

Article 6

RESIDENTIAL DISTRICTS

Section 6.100 Residential Districts

Section 6.101 AG, Agricultural District

The Agriculture (AG) District is hereby established to protect areas of the Township for agricultural production, distribution, and accessory uses and provide reasonable land uses of a rural, agricultural character for those lands in the Township presently rural and undeveloped.

This District is intended to maintain and preserve large contiguous blocks of agricultural land, both by original designation and by future annexation of smaller holdings to existing areas. The District is intended to be applied to areas that have soils well suited to agricultural activities, and to large contiguous parcels of land currently or historically used for agricultural or private rural outdoor recreational purposes. It is further intended that the Agricultural District shall serve as the primary district for conservation of off-site open space under the Planned Development (PD) option.

Accordingly, it is the intent of this District to promote agricultural and private outdoor recreational uses as an important component of the local economy, and to allow for a limited range of agriculture oriented tourism, educational, and commercial uses, subject to standards designed to minimize impacts on the Township's rural character.

A. Permitted Uses

1. Single-family detached dwellings
2. Farms for production of food, feed, or fiber
3. Roadside stand
4. State licensed residential facilities that provide resident service to 6 or less persons
5. Bed and breakfast inns
6. Essential services
7. Accessory building and use customarily incidental to the above permitted uses

B. Permitted Uses after Special Approval

1. Home occupations
2. Recreational facilities, public and private
3. Kennels
4. Cemeteries
5. Institutional uses
6. Child day care centers
7. State licensed residential facilities that provide resident service to 7 or more persons
8. Municipal/Public buildings
9. Public or commercial riding stables
10. Nurseries and greenhouses
11. Veterinary clinics
12. Composting centers
13. Travel trailer parks and campgrounds
14. Airports and associated facilities
15. Farm labor housing
16. Wireless communications towers
17. Farm based tourism or entertainment activities
18. Wind Energy Conversion Systems
19. **Marihuana Businesses (see Article 8, Section 8.1365 for specific types of businesses allowed)**

Section 7.102 C-2 General Commercial District

B. Permitted Uses after Special Approval

1. C-1 permitted uses after special approval except for retail uses over 20,001 square feet
2. Gas stations with convenience store and/or restaurant
3. Vehicle/equipment sales and storage
4. Automotive repair garages, major
5. Outdoor sales or display areas
6. Nurseries and greenhouses
7. Adult entertainment uses
8. Restaurants, drive-in and drive through
9. Big Box retail
10. Marihuana Businesses (see Article 8, Section 8.1365 for specific types of businesses allowed)
11. Accessory buildings and uses customarily incidental to the above uses

C. Development Standards

Buildings and uses in the C-2, General Commercial district shall be subject to all applicable standards and requirements set forth in this Ordinance, including the following:

1. Site Plan Review. Site plan review and approval where applicable.
2. Lot Regulations. Buildings and uses in the C-2 General Commercial district are subject to the requirements of Article 5, Schedule of Regulations.
3. Planned Development. Planned Developments may be permitted as a means to achieve the basic intent of this district, in accordance with the guidelines in Article 15.
4. General Development Standards. Buildings and uses in the C-2 General Commercial district shall be subject to all applicable standards and requirements set forth in this ordinance, including the following:

Article 3	General Provisions
Article 8	Use Standards
Article 9	Parking, Loading, and Access Management
Article 10	Landscaping and Screening
Article 11	Signs
Article 12	Exterior Lighting
Article 13	Special Provisions

Section 7.200 Industrial Districts

Section 7.201 L-I, Light Industrial District

The L-I, Light Industrial district is hereby established for the purpose of permitting certain industries of a light manufacturing, office, research, laboratory, warehousing or wholesaling character to locate in planned areas of the Township where such uses would not have a detrimental impact on surrounding uses and districts, and may operate 24 hours per day, 7 days per week unless specifically stated otherwise in this Ordinance.

The District is intended, in accordance with the Township Master Plan, to limited locations suitable for industrial, manufacturing, research, and technology-oriented land uses. To meet the purpose and intent of this district, certain land uses are prohibited; including uses that would create excessive or unusual danger of fire, explosion, toxicity, or exposure to radiation or other unusually noxious, offensive, unhealthy and harmful odors, fumes, dust, smoke, light, waste, noise or vibration.

Uses in this District shall be subject to appropriate design and development standards (including bulk, setback and separation standards; and provisions for sufficient light, air, and privacy) intended to

reduce hazards to life and property, provide basic amenities, and ensure compatibility between land uses.

A. Permitted Uses

1. Data processing and computer centers
2. Essential services
3. Nurseries and greenhouses
4. Laboratories involved in basic research, experiment, design, testing, or prototype product development.
5. Lumber yards or building material sales establishments that have storage in partially open structures.
6. Manufacturing, compounding, bottling, processing, packaging, treatment, or fabrication of products that do not involve the creation of odors or have other offensive impacts.
7. Vehicle or equipment repair garage - minor
8. Tool, die, gauge, and machine shops.
9. Warehousing and wholesale activities.
10. Recreation facilities, public and private
11. Contractor's yard
12. Other research or light manufacturing uses similar to the above.
13. Tractor-trailer storage as an accessory use to the above.
14. **Marihuana Businesses (see Article 8, Section 8.1365 for specific types of businesses allowed.)**
15. Uses and structures accessory to the above, Accessory office and sales operations may be permitted where such activities are clearly incidental to the principal industrial use, and private fueling stations incidental to the principal industrial use.

B. Permitted Uses after Special Approval

1. Central dry-cleaning plants and laundries provided that such plants do not deal directly with the customer at retail.
2. Vehicle or equipment repair garage - major
3. Outdoor storage and sales of equipment vehicles, materials, etc.
4. Mini-warehouse storage facilities.
5. Municipal buildings.
6. Institutional uses
7. Wireless communication facilities
8. Retail or service accessory uses that are clearly intended to serve the occupants and patrons of the principal use, provided that any such use shall be an incidental use occupying no more than 10 percent of a building that accommodates a principal permitted use. Permitted accessory retail and service uses shall be limited to the following:
 - a) Child care services that are intended to serve families of workers in the district.
 - b) Financial institutions, including banks, credit unions, and savings and loan associations.
 - c) Personal service establishments which are intended to serve workers or visitors in the district, such as dry-cleaning establishments, travel agencies, tailor shops, or similar service establishments.
 - d) Restaurants, cafeterias, or other places serving food and beverages for consumption within the building.
 - e) Retail establishments that deal directly with the consumer and generally serve the convenience shopping needs of workers and visitors, such as convenience stores, drug stores, uniform supply stores, or similar retail businesses.
 - f) Other accessory uses determined to be incidental to the principle use upon completion of site plan review by the Planning Commission.
9. Gas Stations with or without convenience store and/or restaurant
10. Kennels
11. Truck Terminals
12. Forging and Stamping- with odor control system
13. Race Tracks
14. Cemeteries

Section 8.1365 Marihuana Businesses

Recreational (Adult Use) Establishments, Medical Facilities, and Caregivers

Recreational (Adult Use) Establishments, Medical Marihuana Facilities, and Caregivers shall conform and be subject to the following:

A. Definitions.

Words used herein shall have the definitions as provided for in the Michigan Regulation and Taxation of Marihuana Act (MCL 333.27951, et seq.), the Michigan Medical Marihuana Facilities Licensing Act (MCL 333.27101, et seq.), the Michigan Medical Marihuana Act (MCL 333.26421 et seq.), and the administrative Rules promulgated for the abovementioned Acts.

B. Permitted and Prohibited Marihuana Businesses.

1. Permitted Marihuana Businesses.

The following listed Recreational (Adult Use) Marihuana Establishments and Medical Marihuana Facilities shall be allowed after receiving Special Land Use and Site Plan approval from the Planning Commission and further provided that the Marihuana Business meets the conditions set forth in this Ordinance and in Charter Township of Monroe Ordinance No. 140.

- a. Marihuana Microbusiness
- b. Marihuana Processor
- c. Marihuana Retailer
- d. Marihuana Provisioning Center
- e. Marihuana Safety Compliance Facility
- f. Marihuana Secure Transporter
- g. Marihuana Grower
- h. Marihuana Excess Grower

Marihuana Growers and Excess Growers in an LI Zoned District shall be allowed to have a Microbusiness, Retailer, or Provisioning Center as an Accessory Use (with the Accessory Use occupying no more than 10 percent of a building that accommodates the principal permitted use).

Marihuana Growers and Excess Growers in an LI Zoned District without a Microbusiness, Retailer, or Provisioning Center Accessory Use shall be allowed after receiving Site Plan Approval from the Planning Commission (Special Land Use approval not required).

2. Establishments and Facilities Allowed

	<u>Total Number</u>
a. Marihuana Microbusiness in C-2, LI Zoned Districts	Unlimited
b. Marihuana Processor in C-2, LI Zoned Districts	Unlimited
c. Marihuana Retailer in C-2, LI Zoned Districts	Unlimited
d. Marihuana Provisioning Center in C-2, LI Zoned Districts	Unlimited
e. Marihuana Safety Compliance Facility in C-2, LI Zoned Districts	Unlimited
f. Marihuana Secure Transporter in AG, C-2, LI Zoned Districts	Unlimited
g. Marihuana Growers in AG, C-2, LI Zoned Districts	Unlimited
h. Marihuana Excess Growers in AG, C-2, LI Zoned Districts	Unlimited

3. Permitted Marihuana Caregiver Businesses

Caregivers are permitted provided that the Marihuana Business meets the conditions set forth in the Michigan Medical Marihuana Act (MCL 333.26421 et seq.), this Ordinance, and the Charter Township of Monroe Ordinance No. 140. including but not limited to:

- a. Caregivers must have approval from the State of Michigan.
- b. Caregivers are allowed in the LI Zoned District.
- c. Multiple caregivers can be located on the same parcel.
- d. Caregivers are required to obtain a Zoning Compliance permit.
- e. Caregivers must control odor and lighting.
- f. Caregivers existing prior to the adoption of this Ordinance may continue. Existing Caregivers are not exempt from controlling odor and preventing lighting glare emitting from the premises.

4. Permitted Shared Facilities.

Any permitted Marihuana Business may be allowed to operate in the same building housing another permitted Marihuana Business provided it is constructed and operated in compliance with all State, Department, and Charter Township of Monroe requirements for the shared use of permitted recreational establishments or medical marihuana facilities and follows all of the Charter Township's zoning regulations. Permitted Marihuana Businesses may be allowed to occupy more than one building on the same lot provided the business and buildings are operated in compliance with all State and Charter Township of Monroe requirements. There is no limit on the number of multiple Marihuana Businesses located on the same parcel boundary in any AG, C-2, or LI Zoned District, provided that no Marihuana Establishment or Marihuana Facility may share a parcel with any Child Care Facility, Public or Private School, Residential Zoned District, Multiple-Family Residential Zoned District, Single-Family Home, Two-Family Home, Multiple-Family Home, Manufactured Housing Park Zoned District, Mixed-Use Zoned District, Pharmacy, Campground, College, Church and other religious institutions.

5. Prohibitions, Restrictions, and Nonconformities with special conditions and circumstances.

- a. Home Occupations and Accessory Use Prohibited: A Marihuana Business, or activities associated with the business, shall not be permitted as a Home Occupation or Accessory Use.
- b. Other Marihuana Facilities prohibited: Any Marihuana Business or Marihuana Event not specifically listed as a permitted business or event in Permitted Marihuana Businesses shall be prohibited within the Charter Township of Monroe.
- c. Drive-Through and Mobile Marihuana Businesses are prohibited.
- d. Marihuana Designated Consumption Establishments are prohibited.
- e. Temporary Marihuana Events are required to obtain approval from the Charter Township of Monroe Board of Trustees. Proof of Marihuana Event Organizer License is required prior to any approval.
- f. Marihuana Businesses are prohibited from abutting a single-family residential use and/or single-family residential zone (as measured lot line to lot line).
- g. Marihuana Businesses that were approved by the Planning Commission prior to the adoption of this Ordinance are allowed to continue. When the adoption of this Ordinance causes a nonconforming situation, the Marihuana Business shall be deemed nonconforming with special conditions and circumstances as of the effective date of this Ordinance. If the nonconforming Marihuana Business having special conditions and circumstances is discontinued, abandoned or ceases for any reason for a period exceeding 180 calendar days, any subsequent use of such land or structures and land in combination shall conform to the provisions set forth in this Ordinance.
- h. Marihuana Businesses that made application prior to the adoption of this Ordinance but have not received Special Land Use approval and/or Site Plan approval from the Planning Commission may go before the Planning Commission to make their request. When the adoption of this Ordinance causes a nonconforming situation, the Planning Commission may grant Special Land Use and/or Site Plan approval of the nonconforming Marihuana Business as being nonconforming with special conditions and circumstances. If the nonconforming Marihuana Business having special conditions and circumstances is approved by the Planning Commission, then is discontinued, abandoned or ceases for any reason for a period exceeding 180 calendar days, any subsequent use of such land or structures and land in combination shall conform to the provisions set forth in this Ordinance.
- i. The Zoning Board of Appeal shall not have the authority to consider appeals of Zoning Ordinance 52-2010, Article 8, Section 8.1365.

C. Location.

Lot line to lot line measurement is based on the proposed Marihuana Business' property line (not including a portion of the property used for road purposes) to the closest non-Marihuana Business' property line (not including a portion of the property used for road purposes).

1. 500 Foot Restriction from AG (Agricultural), C-2 (General Commercial) and/or LI (Light Industrial) Zoned Single Family Homes. A Marihuana Business shall not be located within 500 feet of more than (2) AG, C-2 and/or LI Zoned Single Family Homes (as measured lot line to lot line).
2. Marihuana Business Outdoor Growing Restrictions: Restricted to parcels at least 500 acres in size with at least 2,000 feet of direct road frontage; maximum lot coverage is 5%; and must be located at least 1,000 feet from any single-family residential district and/or residential use (as measured lot line to lot line).

3. Residential. Marihuana Businesses are not allowed in any Residential Zoned Districts. Marihuana Businesses must be setback at least 500 feet (as measured lot line to lot line) from a Single Family Residential Zoned District (R-1, R-2, R-3) to the Marihuana Business.

a. Screening Fence. For all Marihuana Businesses abutting any property legally used as residential at the time of application, a privacy fence will be required to screen the Marihuana Business from the abutting property legally used for residential purposes. If it is found that the Marihuana Business is visible to such abutting property, such privacy fence may be required to be 8 feet tall.

4. Multiple-Family Residential and Manufactured Housing Park. Marihuana Businesses are not allowed in any Multiple-Family Residential, Manufactured Housing Park, or Mixed-Use Zoned District. Marihuana Businesses must be setback at least 500 feet (as measured lot line to lot line) from any (R-4, R-5, M-U) Zoned District.

5. Child Care Facilities. All lots containing a Marihuana Business must be located at least 250 feet (as measured lot line to lot line) from any pre-existing nursery, pre-kindergarten, or any licensed child care business licensed by the State of Michigan Department of Licensing and Regulatory Affairs.

6. Public and Private Schools. All lots containing a Marihuana Business must be located at least 500 feet (as measured lot line to lot line) from any pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. This setback requirement does not include colleges.

7. Other Municipalities. All lots containing a Marihuana Business must be located at least 2,000 feet (as measured lot line to lot line) from any other Municipality's boundary line. This setback requirement includes the City of Monroe, LaSalle Township, Frenchtown Township, and Raisinville Township.

8. LaPlaisance Road Corridor. Marihuana Businesses located in the LaPlaisance Road Corridor (as defined in this Ordinance) are not subject to this Ordinance's location restrictions or its setbacks from other Zoned Districts, uses, or other Municipalities' boundary lines. The LaPlaisance Road Corridor is defined as follows: The western boundary is the railroad tracks from Albain Road to just south of East Dunbar Road. The southern boundary is the north side of Albain Road to the north side of Waters Edge Drive. The eastern boundary is the north side of Waters Edge Drive, 600 feet east of I-75 to East Dunbar Road. The northern boundary line is on the south side of East Dunbar Road, south of the common point at the railroad tracks and LaPlaisance Road.

9. Large Marihuana Businesses (as defined in this Ordinance) are Marihuana Businesses in the C-2 and/or LI Zoned Districts with a building or buildings that total to at least 30,000 square feet of ground floor area.

a. Large Marihuana Businesses are not subject to this Ordinance's location restrictions or its setbacks from other Zoned Districts or uses, with the exception of the required setback from other Municipalities' boundary lines (Section 8.1365.C.7) and Permitted Shared Facilities (Section 8.1365.B.4). The minimum setback from other Municipalities, and Permitted Shared Facilities apply unless the Marihuana Business is located within the LaPlaisance Road Corridor as defined in this Ordinance.

D. Establishments and Facilities Allowed

Total Number

1. Marihuana Microbusiness in C-2, LI Zoned Districts	Unlimited
2. Marihuana Processor in C-2, LI Zoned Districts	Unlimited
3. Marihuana Retailer in C-2, LI Zoned Districts	Unlimited
4. Marihuana Provisioning Center in C-2, LI Zoned Districts	Unlimited

5. Marihuana Safety Compliance Facility in C-2, LI Zoned Districts	Unlimited
6. Marihuana Secure Transporter in AG, C-2, LI Zoned Districts	Unlimited
7. Marihuana Growers in AG, C-2, LI Zoned Districts	Unlimited
8. Marihuana Excess Growers in AG, C-2, LI Zoned Districts	Unlimited

E. Preliminary Review

While working on affected agency approvals (Monroe County Drain Commission, Monroe County Road Commission, City of Monroe Water & Wastewater Utilities, Michigan Department of Transportation, Michigan Department of Environment, Great Lakes, and Energy, Monroe County Health Department, and/or U.S. Army Corps of Engineers, the potential Marihuana Business applicant shall submit (2) sets of site plans to the Zoning Enforcement Officer in the Township Building Department, (1) for the Zoning Enforcement Officer's zoning review, and (1) for the Township Engineer's preliminary review (with a check for \$1,000.00 for the Township Engineer's review) to help streamline the development process.

1. The site plan shall follow the requirements outlined in the adopted zoning ordinance for the Zoning Enforcement Officer's zoning review.
2. The \$1,000.00 fee (or as amended) submitted for the Township Engineer's preliminary review will be placed into an escrow account.
3. All affected agency approvals are required prior to being placed on the Planning Commission's agenda for approval. It is the applicant's responsibility to obtain all affected agency approvals.
4. Contact person(s) information shall be included with name, address, phone number, and email address with the preliminary plan submittal.

F. Submittal Requirements to be placed on the Planning Commission's agenda

After comments are addressed following the completed preliminary review and zoning is approved to proceed, to be placed on the Planning Commission's agenda, set up an appointment time with the Zoning Enforcement Officer to bring the following:

1. Completed Marihuana Business application.
2. Completed Special Land Use application (if Special Land Use is required).
3. Completed Site Plan review application.
4. Prequalification approval from the State of Michigan.
5. Proof of Insurance or Letter of Intent.
6. 20 sets of site plan (24" x 36" in size) with original wet signature and seal of State of Michigan licensed architect or engineer on every set of plans, folded, stapled, with writing shown on the outside adhering to all of the zoning requirements.

7. Written approval from all affected agencies. This must include waste water approval from either the City of Monroe Water and Waste Water Utilities or the Monroe County Health Department, whichever agency is affected.
8. Use statement written by the applicant identifying all activities, operations, products and services to be provided by the Marihuana Business, including retail sales of marihuana-infused food and/or beverages.
9. Odor Control plan.
10. Security plan.
11. Setbacks addressing location criteria to be dimensionalized and labeled on the site plan.
12. Signed liability release waiver.
13. Notarized Acknowledgement of operational requirements (with Marihuana Business Application).
14. A check for \$375.00 (or as amended) for Planning Commission agenda fee.
15. A check for \$5,000.00 (or as amended) for the initial annual nonrefundable Marihuana Business licensing fee, per license.
16. A check for \$1,000.00 (or as amended) for the Township Engineer's formal site plan review + \$_____ an amount for the Township Planner Consultant's site plan review fee (and special land use review fee if needed) based on their contract with the Township determined by the property's proposed use and affected acreage.

G. Review Procedure and Authorization. A Marihuana Business shall be reviewed and may be granted approval under the requirements and procedures of Article 17.01, Site Plan Review and Article 17.02, Special Land Use Review of the Zoning Ordinance.

H. Standards for Adult Use Marihuana Business Approval.

To receive approval from the Charter Township of Monroe, a Marihuana Business shall submit and provide all information required in Zoning Ordinance 52-2010, Article 8, Section 8.1365, Recreational (Adult Use) Establishments, and shall be determined to be in compliance with all Standards for Granting Special Use Approval for Marihuana Businesses located in C-2 and L-1 and Site Plan approval with conditions required by the Planning Commission for all Marihuana Businesses; as well as hold a current license from the State of Michigan.