

**Putnam Township Zoning Ordinance
Text Amendments as approved by the Township Board, 8/19/09**

Note: Added language is underlined>. Deleted language is.

CHAPTER 19. GENERAL PROVISIONS

Section 12. Accessory Structures

D. Gross Floor Area for Accessory Structures

1. Accessory Structure Attached to a Dwelling. The maximum gross ground floor area of an accessory structure attached to a dwelling shall not exceed one hundred percent (100%) of the total floor area of the dwelling to which it is attached, up to a maximum of one thousand two-hundred fifty (1,250) square feet.
2. Detached Accessory Structures. The maximum gross ground floor area of all detached accessory buildings in the A-O, RR, RS-1, RS-2, RS-3, RS-4, LR-1, LR-2 and R-2 districts shall be as follows:

Table 19-1 Gross Ground Floor Area for Detached Accessory Structures in Single Family Districts	
Lot Size	Gross Ground Floor Area
Less than 12,300 sq. ft.	600 sq. ft.
12,300 sq. ft. – 21,780 sq. ft.	800 sq. ft.
21,781 sq. ft. – 0.99 acres	1,250 sq. ft.
1 acre, up to 10 acres	1,250 sq. ft., plus 500 sq. ft. for each additional full acre after the first acre plus the percentage thereof for any additional fraction of an acre*
10.01 acres and above	5,750 sq. ft. plus 750 sq. ft. for each additional full acre over 10 plus the percentage thereof for any additional fraction of an acre*

*Example: a 3.7 acre parcel would be allowed 1,250 square feet for the first acre, plus 500 square feet for each of the two additional full acres, plus 350 square feet for the fractional acre (.7 x 500), for a total of 2,600 square feet (1,250+500+500+350=2,600).

Sec. 17 Temporary Uses or Buildings

- A. Temporary Uses. Upon application, and as noted herein, the Zoning Administrator may issue a permit for the following temporary uses. Each permit for these uses shall specify a location for the building or use.

- 1) Non-Seasonal Uses:
 - a) Temporary office building or construction yard incidental and necessary to construction at the site where located.
 - b) Temporary sales office or model home incidental and necessary for the sale or rental of real property in a new subdivision or housing project. In any case, the temporary office or model home shall be removed when fifty percent (50%) or more of the lots or units have been sold or leased.
 - c) A Temporary Use Permit for a non-seasonal use shall be valid for a period of not more than twelve (12) calendar months. The Zoning Administrator may grant the permit for a shorter period if the use is expected to cease in fewer than 12 months. The expiration of the permit shall be clearly stated on the permit.
 - d) Permits may be renewed by the Zoning Administrator for one (1) additional successive period of six (6) calendar months or less at the same location and for the same purpose, provided that the reason for the extension is due to circumstances beyond the immediate control of the applicant.
- 2) Seasonal Uses.
 - a) The Zoning Administrator may issue a permit for the temporary sale in commercial districts of merchandise related to a seasonal or annual event, such as a holiday. These uses may include, but are not limited to, the sale of Christmas trees, pumpkins, fireworks, and similar activities.
 - b) The Township Board may issue a permit for temporary sales on a non-residential use (churches, schools, etc.) in a residential district of seasonal or holiday merchandise as above.
 - c) In considering a request for a temporary permit, the Zoning Administrator or Township Board, as applicable, must determine that the operation of the use is seasonal in nature and will not be established as a permanent use, and that adequate off-street parking is available to accommodate the use.
 - d) A Temporary Use Permit for a seasonal use shall be valid for a period of up to four (4) calendar months. The expiration date shall be clearly stated on the permit.
 - e) Permits for seasonal uses may be renewed by the Zoning Administrator or the Township Board, as applicable, for one (1) additional successive period of two (2) calendar months or less at the same location and for the same purpose, provided that the reason for the extension is due to circumstances beyond the immediate control of the applicant or, for seasonal uses, the season or event to which the use relates is extended.
- 3) Special Events. The Zoning Administrator (or the Township Board, as required below) may issue a permit for an outdoor event in a residential district, such as a civic or church festival, neighborhood or block party, or private outdoor party accommodating more than 100 persons or utilizing temporary structures, where it

is reasonably certain that the event or gathering will not attract more than 750 persons. This permit does not include Horse Shows (see subparagraph 4, below).

- a) Any event that will or is intended to attract more than 750 persons is subject to Chapter 11 of the Putnam Township Ordinances.
 - b) For any event utilizing amplified equipment resulting in noise levels discernible beyond the property line that are over 65 dBA, the permit must be approved by the Township Board.
 - c) Any event where alcoholic beverages will be sold may only be approved by the Township Board. All required licenses shall be issued prior to Township Board consideration of the event.
 - d) A Temporary Use Permit for a special event shall be valid for a period of not more than five (5) consecutive days. There may be no more than three (3) permits issued for the same property within a single calendar year, and no permit may be issued for an event date less than forty-five (45) days after the expiration of a prior permit issued for the same property.
 - e) The permit application shall be accompanied by a site plan, drawn to scale, showing the location of all existing structures and any proposed temporary structures related to the event. Temporary structures made of flammable materials shall be located at least ten (10) feet from any permanent structure. Temporary structures shall be removed within five (5) business days after the end of the event.
 - f) The required site plan shall show how parking for the event will be accommodated off the streets. Parking shall be permitted only on a durable, dustless surface that will not be rutted or creased by vehicles. The Zoning Administrator or the Township Board, as applicable, may require additional parking area if it is determined that the parking shown on the site plan will not reasonably accommodate the expected traffic.
 - g) The Zoning Administrator, or the Township Board, as applicable, may set hours during which the event may be held. No activity related to the event other than maintenance or clean-up may take place outside of the designated hours.
 - h) Mobile vending units, if proposed, are subject to the requirements of Chapter 19, Sec. 31.
- 4) Horse Shows of Twenty (20) or More Persons. Horse shows of twenty (20) or more persons shall only be conducted at a public/commercial stable that meets the Special Land Use requirements outlined in Chapter 29. A horse show with fewer than twenty (20) persons is exempt from these requirements. The proposed location, time of day, duration, and estimated number of people in attendance at a horse show (participants, spectators and any others attending) will be reviewed by the Township Board. The Township Board shall review the criteria and grant the temporary use only if the Township Board determines that the use:

- a) Will be harmonious and in accordance with the general objectives or any specific objectives of the Putnam Township Master Plan.
- b) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
- c) Will not be hazardous or disturbing to existing nearby uses.
- d) Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.
- e) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any of the required services or facilities.
- f) Will meet all the requirements and standards of this Chapter and any other applicable laws, standards, Chapters, and/or regulations.

B. Temporary Dwellings for Construction Purposes Only

- 1) Emergency Use of Temporary Structures or Mobile Homes. In case of an emergency, including general disasters such as earthquake, flood, or windstorm, or individual disasters such as destruction by fire, the Township Board may grant temporary permits for the use of mobile homes or other specifically authorized temporary structures for housing persons displaced from their permanent dwelling. Such temporary permit shall remain in effect for six (6) months. The Township Board may grant extensions of up to ninety (90) days per each extension.
- 2) Use of Trailer or Mobile Home for Housing During Construction of Permanent Dwelling. A trailer or mobile home may be used for housing during construction of a permanent dwelling, subject to the following:
 - a) A zoning permit shall have been obtained for the permanent dwelling.
 - b) A health permit shall have been obtained, and that certifies the safety of the well and septic system.
 - c) A building permit shall have been obtained for the construction of the permanent dwelling.
 - d) The permit shall expire after one (1) year. An extension may be granted by the Township Board, upon presentation of evidence that diligent progress toward the completion of the permanent structure is being made.
- 3) Use of Existing Dwelling on a Lot for Housing During Construction of a New Dwelling. The Township Board may permit that an existing permanent dwelling may continue to be used for dwelling purposes while a new permanent dwelling is being constructed on the same lot, subject to the following:
 - a) A zoning permit shall have been obtained for the new permanent dwelling.

- b) A building permit shall have been obtained for the construction of the new permanent dwelling.
- c) Only one of the dwellings shall be used for dwelling purposes at any time. Upon completion and issuance of a certificate of occupancy for the new dwelling, the existing dwelling shall be vacated completely and demolished as soon as practicable.
- d) During the construction process, the new dwelling shall conform in all respects with the requirements of the Zoning Ordinance. The existing dwelling shall continue to be in conformance; however, if the dwelling was nonconforming prior to beginning construction of the new dwelling, no action or construction related to the new dwelling shall cause the existing dwelling to become more nonconforming.
- e) A performance guarantee, in an amount equal to one hundred twenty-five percent (125%) of the cost of demolition of the existing dwelling, as certified by a qualified demolition contractor, shall be submitted prior to beginning construction of the new home. The performance guarantee shall be released upon complete demolition of the existing dwelling, removal of all debris from the premises, restoration of the grade to a level condition and planting or installation of groundcover vegetation.
- f) The permit shall expire after one (1) year. An extension may be granted by the Township Board, upon presentation of evidence that diligent progress toward the completion of the permanent structure is being made.

C. Standards for Temporary Uses and Buildings. In considering authorization for the above temporary uses and buildings, the Zoning Administrator or the Township Board, as applicable, shall consider the following standards:

- 1) The use or building will not have an unreasonable detrimental effect upon adjacent properties;
- 2) The use or building is reasonably necessary for the convenience and safety of the construction proposed;
- 3) The use or building does not adversely impact the character of the surrounding neighborhood; and
- 4) Access to the use area or building is located safely.

D. Conditions. The Zoning Administrator or Township Board, as applicable, may attach reasonable conditions to temporary uses or structures to ensure that the standards and requirements of this Section are met.

E. Planning Commission Review. A request for a temporary use or building as listed above may be submitted to the Planning Commission for a final decision, at the discretion of the Zoning Administrator or the Township Board, as applicable. In making its decision, the Planning Commission shall consider the same standards as enumerated in subparagraph 5, above.

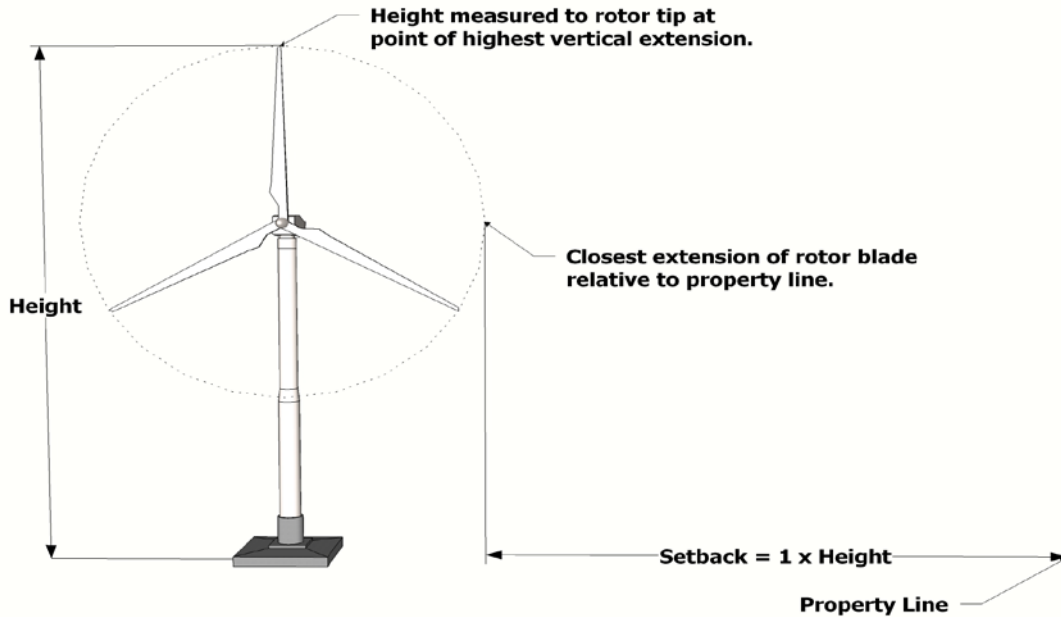
- F. Performance Guarantee/ For any temporary use or temporary building, a performance guarantee may be required to insure compliance with the terms of a temporary use permit.

Chapter 19 General Provisions

Sec. 32. Wind Energy Conversion Systems

- A. Purpose: This section establishes requirements and procedures by which the installation and operation of an On-Site Service WECS shall be governed within Putnam Township.
- B. Definitions:
 - 1) Wind Energy Conversion System (WECS): Shall mean a combination of:
 - a) A surface area (typically a blade, rotor, or similar device), either variable or fixed, for utilizing the wind for electrical power; and
 - b) A shaft, gearing, belt, or coupling utilized to convert the rotation of the surface area into a form suitable for driving a generator, alternator, or other electricity-producing device; and
 - c) The generator, alternator, or other device to convert the mechanical energy of the surface area into electrical energy, generally housed in a nacelle; and
 - d) The tower, pylon, building mount or other structure upon which any, all, or some combination of the above are mounted.
 - e) Other components not listed above but associated with the normal construction, operation, and maintenance of a WECS.
 - 2) WECS Height: The distance measured between the ground (at normal grade) and the highest point of a WECS (for a horizontal axis WECS, the measurement shall be to the tip of the rotor blade when the blade is in the full vertical position).
 - 3) On-site Service WECS : A single WECS placed upon a lot or parcel with the primary intent to service the energy needs of only the structures and uses on the same lot or parcel.
- C. Only On-site Service WECS shall be allowed. A WECS with the primary purpose of providing power to the utility grid is not permitted.
- D. Review Requirements: All WECS shall be subject to the Site Plan Review requirements of Chapter 30.
- E. Test Equipment. The Zoning Administrator may issue a permit to erect a test tower containing anemometer equipment for testing if adequate wind potential exists on the site proposed for a WECS, provided that the tower does not exceed the height maximum allowed for a WECS on the same site. The test tower permit shall be valid for a period of up to one (1) year.
- F. On-site Service WECS General Requirements:

- 1) Except as may otherwise be required by this Ordinance, an On-Site Service WECS shall be allowed as an accessory use in any zoning district, subject to the requirements of this Section.
- 2) Power rating of the WECS turbine shall not be greater than 50 kW.
- 3) The WECS shall provide energy only to the structures and uses on the same property upon which the tower is located and must be owned or leased by the owner of the same property; however, this does not prevent the distribution to the local utility company of any power that is generated beyond the needs of the structures or uses on the property. Except for the local utility company, power generated by the WECS may not be provided to any other property or entity.
- 4) No sound attributed to the WECS in excess of 55 dB(A) shall be discernible at the exterior property line of the site containing the WECS.
- 5) There shall be no signs on the WECS other than the name of the manufacturer, which may only be affixed to the base of the tower or to the nacelle. No sign shall exceed three (3) square feet in area.
- 6) There shall be no lighting on or directed to the WECS, unless a beacon is required by the Federal Aviation Administration.
- 7) The WECS shall be painted in a neutral matte color, such as gray or light blue, to blend into the background. A building mounted WECS may be painted in similar colors to those on the building.
- 8) A WECS shall have an automatic braking, governing, or feathering system to prevent uncontrolled rotation or over speeding.



Ground Mounted WECS Height and Setback

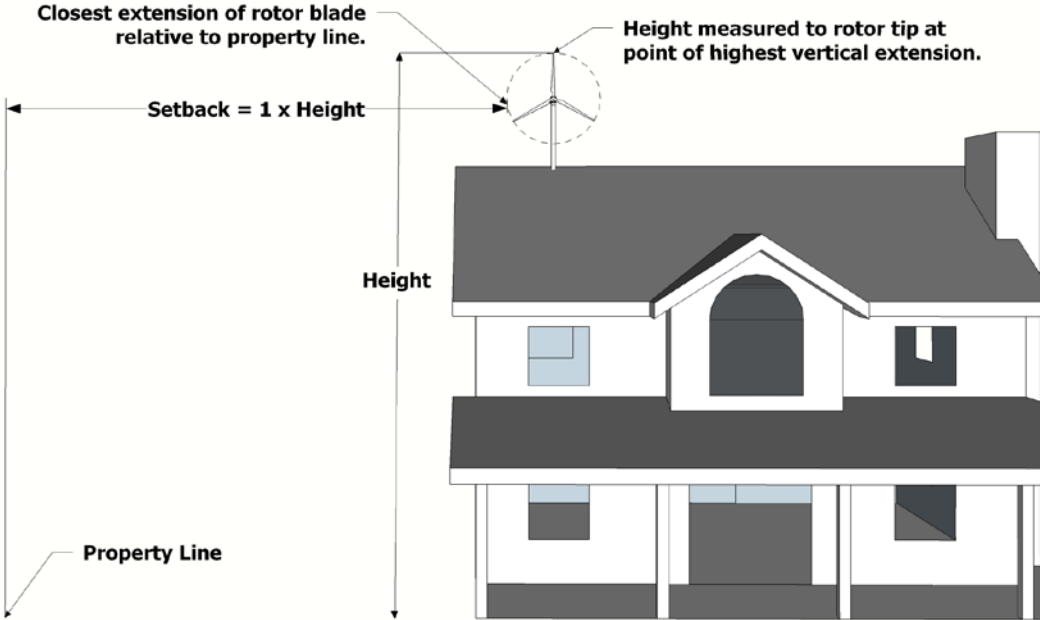
- 9) A WECS shall not be installed in any location where its proximity to existing fixed broadcast, re-transmission or reception antenna for radio, television or wireless phone or personal communication systems would produce electromagnetic interference with signal transmission or reception.
 - 10) The applicant shall provide written evidence that the WECS complies with all applicable federal, state and county requirements, in addition to Township ordinances.
 - 11) All WECS installations shall comply with applicable ANSI (American National Standards Institute) standards.
 - 12) A WECS shall be removed when the device or equipment is no longer operating or when it has been abandoned. A WECS shall be deemed abandoned when it has not produced electrical energy for twelve (12) consecutive months.
 - 13) An existing and approved WECS may be repaired and maintained; however, a WECS may only be replaced with a new WECS upon approval of the Zoning Administrator, provided that the new WECS is of the same or lesser height, rotor diameter, setback, etc. as the WECS it replaces. Any new or replacement WECS that is larger in any respect than the one it replaces must be approved via the Site Plan Review process. For the purposes of this paragraph, a “new or replacement WECS” shall mean all of the WECS, excluding the tower or support structure.
- G. Ground-Mounted On-Site Service WECS
- 1) There shall be no more than one (1) ground mounted WECS per parcel or lot.
 - 2) The WECS shall be located on the property so that it is set back from the nearest property line(s) a distance equal to the WECS height. The setback shall be measured from the property line (considered as a plane extending from the ground to the highest point of the WECS) to the closest extension of the rotor relative to

the property line (see graphic). No part of a single WECS (including guy wire anchors) shall be located within or above any required setback.

- 3) Lot Area. The WECS height shall be limited by available setbacks as required in paragraph 1) above; however, no WECS height shall exceed fifty (50) feet on a property less than one (1) acre in area; seventy-five (75) feet on a property at least one acre but less than three (3) acres in area; or one hundred (100) feet on a property three (3) acres in area or greater but less than ten (10) acres; or one hundred fifty (150) feet on property at least ten (10) acres or greater.
- 4) The minimum rotor blade tip clearance from grade shall be twenty (20) feet.
- 5) The minimum rotor blade tip clearance from any structure shall be twenty (20) feet.
- 6) The diameter of the rotor shall be dependent upon maximum WECS height and rotor blade tip clearance, but in no case shall it exceed fifty (50) feet.
- 7) The tower used to support a WECS shall be adequately anchored meeting ANSI standards, as certified by an engineer.

H. Building Mounted On-Site Service WECS

- 1) There may be more than one (1) WECS mounted on a single building; however, each individual WECS shall meet all of the requirements in this subsection, and each WECS shall be separated from any other WECS no less that ten (10) feet, measured between the maximum extension of the rotors.
- 2) The diameter of the rotor shall not exceed twenty (20) feet.
- 3) The WECS height shall not exceed the maximum height for principal buildings in the district, plus fifteen (15) feet.



Building Mounted WECS Height and Setback

- 4) The WECS shall be mounted so that it is set back from the nearest property line(s) a distance equal to the combined height of the WECS and the height of the portion of the structure on which it is mounted. The setback shall be measured from the property line (considered as a plane extending from the ground to the highest point of the WECS) to the closest extension of the rotor relative to the property line (see graphic).
 - 5) The mount and the structure used to support a building mounted WECS shall meet ANSI standards, as certified by an engineer.
- I. Discretionary Conditions: The Planning Commission and the Township Board may impose other terms and conditions regulating the construction, installation, use, maintenance, repair and removal of any WECS. Such other terms and conditions may include, but are not limited to, the following:
- 1) The preservation of existing trees and other existing vegetation not required to be removed for installation of a WECS.
 - 2) The reasonable replacement of trees or other vegetation removed or destroyed during the construction or installation of a WECS.
 - 3) Altering the location of the WECS to prevent impacts on neighboring properties, provided that all other requirements of this Section are met.
 - 4) Requiring a performance bond or letter of credit, in favor of the Township, and conditioned upon the timely and faithful performance of all required conditions of the special land use, including but not limited to the timely and complete removal of a WECS, regulated under the terms of the section, when required. Such performance bond or letter of credit shall remain in effect during and after the operation of a WECS until its operations have ceased and it has been removed.

CHAPTER 32 ZONING BOARD OF APPEALS

Sec. 9. Approval Period.

- B. Where the determination of the Zoning Board of Appeals provides for the issuance of a building or zoning compliance permit, such permit shall be obtained within six (6) months of its approval. If no permit is obtained within the six (6) month period, the approval shall become void.
- C. Any use or structure for which a variance was granted shall be completed and/or commenced within one (1) year of the date of approval, or the approval shall become void. The Zoning Board of Appeals may grant no more than one (1) extension, for up to one (1) year, provided that the applicant can show that he/she has been diligently working toward completion and the delay is due to conditions beyond the control of the applicant.

CHAPTER 33 ADMINISTRATION AND ENFORCEMENT

Section 2. Zoning Administrator Duties and Zoning Compliance Permits

- A. Zoning Compliance Permits. The Zoning Administrator shall have the authority to issue zoning compliance permits in accordance with the requirements of this Ordinance.
 - 1) It shall be unlawful to change the type of use of land, or to change the type of use or type of occupancy of any building, or to extend any use on any lot on which there is a nonconforming use, or to commence any use for which a Special Land Use or Site Plan review is required, until the Zoning Administrator has determined the change to be in compliance with applicable provisions of this Ordinance and any conditions attached to any required land use approvals, and has issued a zoning compliance permit.

- C. The Zoning Administrator shall have the authority to make inspections of buildings or premises necessary to carry out his/her duties in the enforcement of the Ordinance. Prior to commencement of any approved Special Land Use or occupancy of any use or structure for which site plan approval was granted, the Zoning Administrator shall have the authority to inspect the property in question to ensure that all requirements of this Ordinance and any conditions attached to the approval of the use(s) or structure(s) upon the property are met.

I, Sally D. Guyon, Putnam Township Clerk, hereby certify as follows:

- A. The above Ordinance amendment was passed by the Putnam Township Board of Trustees on the 19th day of August, 2009. The names of the members voting thereon and how each member voted was as follows:
 - Yeas: Rau, Guyon, Carney, Klein, Dobis and Chambers
 - Nays: None
 - Absent: McCloskey

- B. A copy of the Ordinance amendment was published in the Livingston County Daily Press and Argus, a newspaper circulating within the Township, on the 30th day of August, 2009.

- C. The effective date of the Ordinance amendment is September 7, 2009.

PUTNAM TOWNSHIP BOARD

Sally D. Guyon, Clerk