

NORVELL TOWNSHIP

ORDINANCE NO. ZTA 24-01

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
TO REGULATE CONDITIONAL USES FOR COMMERCIAL STORAGE**

The Township of Norvell ordains:

Section 1: Amendment to the Norvell Township Zoning Ordinance

This zoning text amendments will amend the Norvell Township Zoning Ordinance as detailed below:

Article II Definitions

Re-label the entire definition section to follow section numbers as detailed below.

Section 2.2 Definitions B

Boat-See definition for watercraft.

Section 2.6 Definitions F

Footcandle: the illuminance of one lumen on a one-square foot surface with a uniform distribution.

Section 2.23 Definitions W

Watercraft: a boat or other vessel that travels on water.

Article IV.

Section 4.6c - Conditional Uses:

8. Outdoor Commercial Motor Home, Travel Trailer and Boat Storage in accordance with Article VI, Section 6.7 (DD)

Section 4.7c - Conditional Uses:

15. Outdoor Commercial Motor Home, Travel Trailer and Boat Storage in accordance with Article VI, Section 6.7 (DD)

Section 4.8c - Conditional Uses:

11. Outdoor Commercial Motor Home, Travel Trailer and Boat Storage in accordance with Article VI, Section 6.7 (DD)

Article VI. Conditional Uses

Section 6.7 Additional Development Requirements for Certain Uses

DD. Outdoor Commercial Motor Home, Travel Trailer and Boat Storage

1. Storage shall be limited to operating and functional motor homes, travel trailers, watercraft, boat lifts, and trailers of the watercraft stored at the property. No inoperable, dismantled and/or partially dismantled motor homes, travel trailers, watercraft, boat lifts or trailers shall be stored on the premises.
2. Items stored on the site must have be currently registered with the State of Michigan, when available.
3. An opaque fence or buffer wall, a minimum of six (6) feet in height, shall be utilized and maintained between the commercial boat storage use and a roadway, an adjacent property with a residential use, or an adjacent property zoned for residential uses. Mesh screening on a chain link fence may be used if approved by the Planning Commission. The Planning Commission may waive the fence covering requirement if the adjacent land is zoned for residential uses but is currently used for other purposes.
4. Landscape screening may be required by the Planning Commission to provide additional screening of the use from the roadway and surrounding properties.
5. Activities associated with the storage use shall be conducted within a fenced-in area. These activities include the storage of items, the preparation of items for storage, as well as the wrapping and unwrapping of items. Only customer parking of personal motor vehicles is allowed outside of the fenced in area.
6. All items delivered to the site shall be dropped off to an area within the fenced in area. Activities allowed outside of the fenced in area are parking for the customers motor vehicles.
7. No on-site mechanical repairs shall be permitted on site.
8. The items shall not be occupied during the period of storage and at no time shall such stored items be connected to sanitary sewer facilities or have fixed connection to electricity, water or gas utilities.
9. No storage of hazardous, toxic, or explosive materials shall be permitted at the facility.
10. Waste created by the use shall be disposed of and the subject site shall be maintained appropriately.
11. All lights shall meet the requirements of section 8.29 Commercial Outdoor Lighting.

Article VIII. Supplemental Regulations

Section 8.29 Commercial Outdoor Lighting

The following regulations apply to all commercial uses:

1. Exterior lighting shall be fully shielded and directed downward toward the Earth's surface, away from residential uses, roads, glass, water or other reflective materials which would create excessive off-site glare or incident rays.

2. The zoning administrator and/or planning commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare and the proposed fixtures will improve the appearance of the site.
3. Lights on poles shall not be taller than the building whose area they illuminate nor taller than 15 feet whichever is shorter. Lights on poles may exceed 15 feet up to 20 feet if the fixtures are located a minimum of 75 feet from any planned, zoned or used residential areas.
4. Lighting shall not be of a flashing, moving or intermittent type.
5. Except where used for security purposes, all outdoor lighting fixtures, existing or hereafter installed and maintained shall be turned off between 11:00 p.m. and sunrise, except when used for commercial and industrial uses, such as in sales, assembly and repair areas, where such use is open for business after 11:00 p.m. but only for so long as such use open for business. Businesses with light fixtures used for security purposes are encouraged to use a motion detection device which is directed to detect motion within the property.
6. Any light fixture must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.
7. The intensity of light within a site shall not exceed ten footcandles or one footcandle at any property line, except where it abuts a residentially used or zoned site whereby a maximum of 0.5 footcandle is permitted. The only exception is with gas station canopy and automobile dealership lighting, where a maximum of 20 footcandles is permitted within the site but the above standards shall apply to intensity at the property line.

This ordinance shall become effective seven (7) days after its publication as required by law.


CERTIFICATE OF TOWNSHIP CLERK

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the Township Board of Norvell, Jackson County, Michigan, at a meeting held on February 14, 2024.

I hereby further certify that the following Township Board Members were present at the meeting: Sutherland, Sauers, Oswalt, Francis, & Haystead and the following Township Board members were absent: None.

I further certify that Member Sutherland moved for the adoption of the Ordinance, and that motion was supported by Member Haystead.

I further certify that the following Norvell Township Board Members voted for the adoption of the Ordinance: Sutherland, Sauers, Oswalt, Francis, & Haystead and that the following Norvell Township Board members voted against adoption of the Ordinance: None.



Jeff Oswalt,

Norvell Township Clerk

CERTIFICATE OF PUBLICATION

I, the undersigned Township Clerk of the Township of Norvell, do hereby certify that on February 27, 2024, a Summary of the Ordinance adopted was duly published in a newspaper having general circulation within the Township.



Jeff Oswalt,

Norvell Township Clerk