

(Continued from Page 5, Part 2)

(g) No provision of this Section 3.10 shall apply to farms as defined in this Ordinance.

**Section 3.11. Location of Accessory Buildings**

All accessory buildings shall be in the rear yard except when built on a lot having a front yard or lot which is wider than it is deep.

**Section 3.12. Vehicle Parking for Dwelling**

For each dwelling erected or altered, facilities shall be provided for parking of a motor car, truck or other motor vehicle.

**Section 3.13. Temporary Dwellings—Moveable or Fixed**

The erection, construction, alteration or use of a temporary structure whether fixed or movable shall be subject to the following limitations:

- (1) The location and construction of such garage, basement, cellar, cabin or any other temporary dwelling structure shall conform to all the regulations governing all such ordinary structures.
- (2) The location of each cabin, trailer, coach, tent, garage or other temporary structure whether fixed or movable shall not be injurious to the surrounding property or neighborhood.

**Section 3.14. Recreational, Private Business and Commercial Structures**

The electrical work of such building hereafter erected, altered or moved upon a premise and used wholly or in part for recreational, business or commercial purposes shall conform to the National Electrical Code.

**Section 3.15. Vehicle Parking for Business and Commercial Structures**

Every business, commercial and other establishment serving the public shall provide and maintain accessible space on the premises for the parking of motor vehicles.

**Section 3.16. Public Water Supply System**

Where a public water supply system is available, every fixture from which water is supplied shall be connected to that system.

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**Section 3.18. Essential Services**

The erection, construction, alteration or maintenance by public utility companies of overhead distribution, collection, or communication systems, including mains, drains, sewers, pipes, conduits, wires, cables, fire alarm apparatus and equipment, shall conform to all applicable laws, ordinances, rules, regulations and standards.

**Section 3.19. Division into Zones or Use Districts**

The following regulations shall apply in Districts 2, 3, and 4:

- 1. Any use permitted in Districts 2, 3, and 4, including all uses in this Ordinance, shall be permitted in each of the following specified purposes: Public buildings and properties; Schools and hospitals; Not in institutions for the care of the feeble-minded or insane; Commercial buildings and clubs; Executive or administrative offices or departments of professional, philanthropic and commercial activities, theatres and other places of amusement and recreation; Grounded primarily for the residents of the locality; Mercantile establishments for the sale of goods at retail; Provided such mercantile establishments are housed in a substantial building or buildings with adequate sanitary facilities, the sale in the open air of produce, fruit and vegetables is hereby declared a nuisance per se, and the sale in any open air market of such produce, fruit or vegetables were grown: mercantile establishments for the repair, conversion, alteration, finishing, assembling, fabricating, or manufacturing of machinery, or the sale of machinery or other goods for sale at retail on the premises, provided there is not in connection therewith the operation of any machinery or power of any kind.

**Section 3.20. Buildings and Structures Prohibited in Districts 2, 3, and 4.**

The following regulations shall apply in Districts 2, 3, and 4:

public and private hospitals (but not including institutions for the care of the feeble-minded or insane); clinics operated by a family, fraternal, or other club, fraternal lodge and similar civil or social clubs when not operated for profit; land for privately-owned and operated for profit; provided, however, that the erection, alteration or use of any building, structure or structure, or any part thereof, shall be made in writing to the Troy Township Planning Board, which Board shall then make its recommendation to the Troy Township Board of Appeals after reasonable public hearing.

**Section 5.2. Size of Land Areas and Areas and Sizes of Buildings**

Every land area upon which a building is hereafter erected or altered shall conform to the following regulations:

- In District 1.—Not less than 1 acre.
- In District 2.—Not less than 3 acres.
- In District 3.—Not less than 2 acres.
- In District 4.—Not less than 20 acres.

Provided, however, that these requirements shall not apply to lots of less than one acre which are contiguous to the lot and which are used as a single unit and is recorded in the Office of the Register of Deeds.

No building shall be erected, altered or moved into District 2 which provides less than seventy-five hundred (75,000) cubic feet of storage space for grain or other agricultural products.

**Section 5.3. Front Yards—Dwellings and Non-Dwellings**

Every lot except corner lots shall have a front yard not less than four (4) feet in depth. If the front yard is less than four (4) feet in depth, the distance between the front yard and the lot line shall be at least ten (10) feet.

**Section 5.4. Side Yards—Dwellings**

Every lot, except lots used for farm dwellings, shall have a rear yard not less than ten (10) feet in depth.

**Section 5.5. Side Yards—Non-Dwellings**

Every lot which is a building or structure used for non-dwelling purposes shall have a side yard on each side of the lot, and each such side yard shall be not less than fifteen (15) feet in width.

**Section 5.6. Corner Lots**

The width of a side yard of a corner lot abutting on a street shall be not less than ten (10) feet on each side of the lot.

**Section 5.7. Height**

No building or structure, or part thereof, except farm buildings, shall be erected or altered, or extended, on a lot which is less than twenty (20) feet in depth.

**Section 5.8. Setbacks**

No building or structure, or part thereof, shall be erected, altered or moved on a lot unless such building or structure is set back from the lot lines as follows:

- 1. Any use permitted in Districts 2, 3, and 4, including all uses in this Ordinance, shall be permitted in each of the following specified purposes: Public buildings and properties; Schools and hospitals; Not in institutions for the care of the feeble-minded or insane; Commercial buildings and clubs; Executive or administrative offices or departments of professional, philanthropic and commercial activities, theatres and other places of amusement and recreation; Grounded primarily for the residents of the locality; Mercantile establishments for the sale of goods at retail; Provided such mercantile establishments are housed in a substantial building or buildings with adequate sanitary facilities, the sale in the open air of produce, fruit and vegetables is hereby declared a nuisance per se, and the sale in any open air market of such produce, fruit or vegetables were grown; mercantile establishments for the repair, conversion, alteration, finishing, assembling, fabricating, or manufacturing of machinery, or the sale of machinery or other goods for sale at retail on the premises, provided there is not in connection therewith the operation of any machinery or power of any kind.

**Section 5.9. Buildings and Structures Prohibited in Districts 2, 3, and 4.**

The following regulations shall apply in Districts 2, 3, and 4:

- 1. Any use permitted in Districts 2, 3, and 4, including all uses in this Ordinance, shall be permitted in each of the following specified purposes: Public buildings and properties; Schools and hospitals; Not in institutions for the care of the feeble-minded or insane; Commercial buildings and clubs; Executive or administrative offices or departments of professional, philanthropic and commercial activities, theatres and other places of amusement and recreation; Grounded primarily for the residents of the locality; Mercantile establishments for the sale of goods at retail; Provided such mercantile establishments are housed in a substantial building or buildings with adequate sanitary facilities, the sale in the open air of produce, fruit and vegetables is hereby declared a nuisance per se, and the sale in any open air market of such produce, fruit or vegetables were grown; mercantile establishments for the repair, conversion, alteration, finishing, assembling, fabricating, or manufacturing of machinery, or the sale of machinery or other goods for sale at retail on the premises, provided there is not in connection therewith the operation of any machinery or power of any kind.

Rock crushing, Rolling mills, Sawmills, Salt works, Slaughtering of animals or fowl exceeding 3 or more workers.

Slaughtering of animals or fowl exceeding 3 or more workers except when approved by the Board of Appeals.

Shedding of iron, Soap manufacture, Slaughtering of animals or fowl exceeding 3 or more workers, Sulfuric, nitric or hydrochloric acid manufacture.

Tallow, grease or lard manufacture or refining, Tar, roofing or tar water-proofing manufacture, Textile manufacture, Tint, dyeing or coloring.

Coal or coke storage, except for consumption on the premises, Concrete products manufacture, Creamery, except in a creamery, Gas, illuminating or heating, manufacture or storage.

Ice, manufacturing or storage, except when ice is sold for delivery away from the plant, Junk, scrap paper, rag baling or handling, except where such is done by a purely necessary one.

Livery stable, riding academies and other enterprises for the care of or boarding of horses except when approved by the Board of Appeals.

Manufacturing plants except as permitted by the Board of Appeals, Open gasolene above ground storage, Pottery, kilning, drying or live storage, except for retail sale.

Stone, Yards, Public swimming pools, Amusement devices, such as roller skating, ice skating, etc., which produce noise or vibration in a manner or amount making it similar in character to any of the uses specified above.

No building shall be erected, altered or moved into Districts 2 which provides less than seventy-five hundred (75,000) cubic feet of storage space for grain or other agricultural products.

No building shall be erected, altered or moved into District 5 which provides less than seventy-five hundred (75,000) cubic feet of storage space for grain or other agricultural products.

On corner lots the side yard shall be equal to the required front yard plus one (1) side yard abutting on the street.

No building shall be erected, altered or moved into Districts 2 which provides less than seventy-five hundred (75,000) cubic feet of storage space for grain or other agricultural products.

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The Troy Township Board at the first meeting of the Board following the close of the hearing period.

The Board shall have the power to make any necessary amendments to this Ordinance.

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