

FOR SALE

OVER 1,700 FT OF FRONTAGE!
Vacant Land – Holly

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



7220 Perryville Rd.
Holly, MI
(Groveland Twp.)

EXCLUSIVELY LISTED BY:

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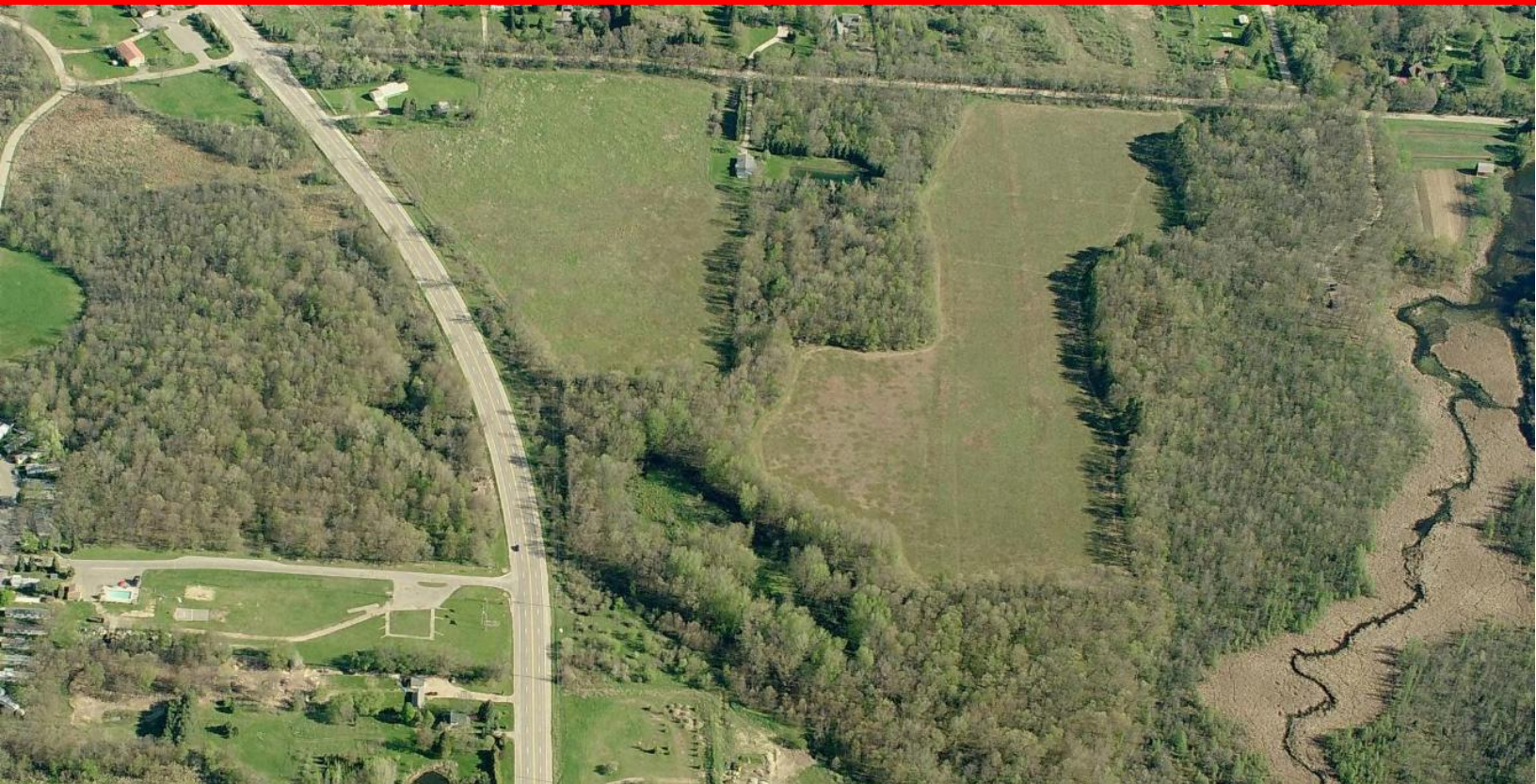
ZONING ORDINANCE

Rural Estate/Farm District

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PROPERTY OVERVIEW

74-acre site located on Dixie Highway between Grange Hall Rd and I-75. Property fronts both Dixie Highway and Perryville Road, with over 1700' of frontage on Dixie. Surrounding destinations include Michigan Renaissance Festival, Mt. Holly and Holly Recreation Area. Zoning allows for multiple different uses, with the opportunity for commercial uses. Single family home on property that offers scenic settings and rental income (Tenant on MTM). Opportunity for redevelopment, residence and/or destination getaway. Contact broker for additional details.

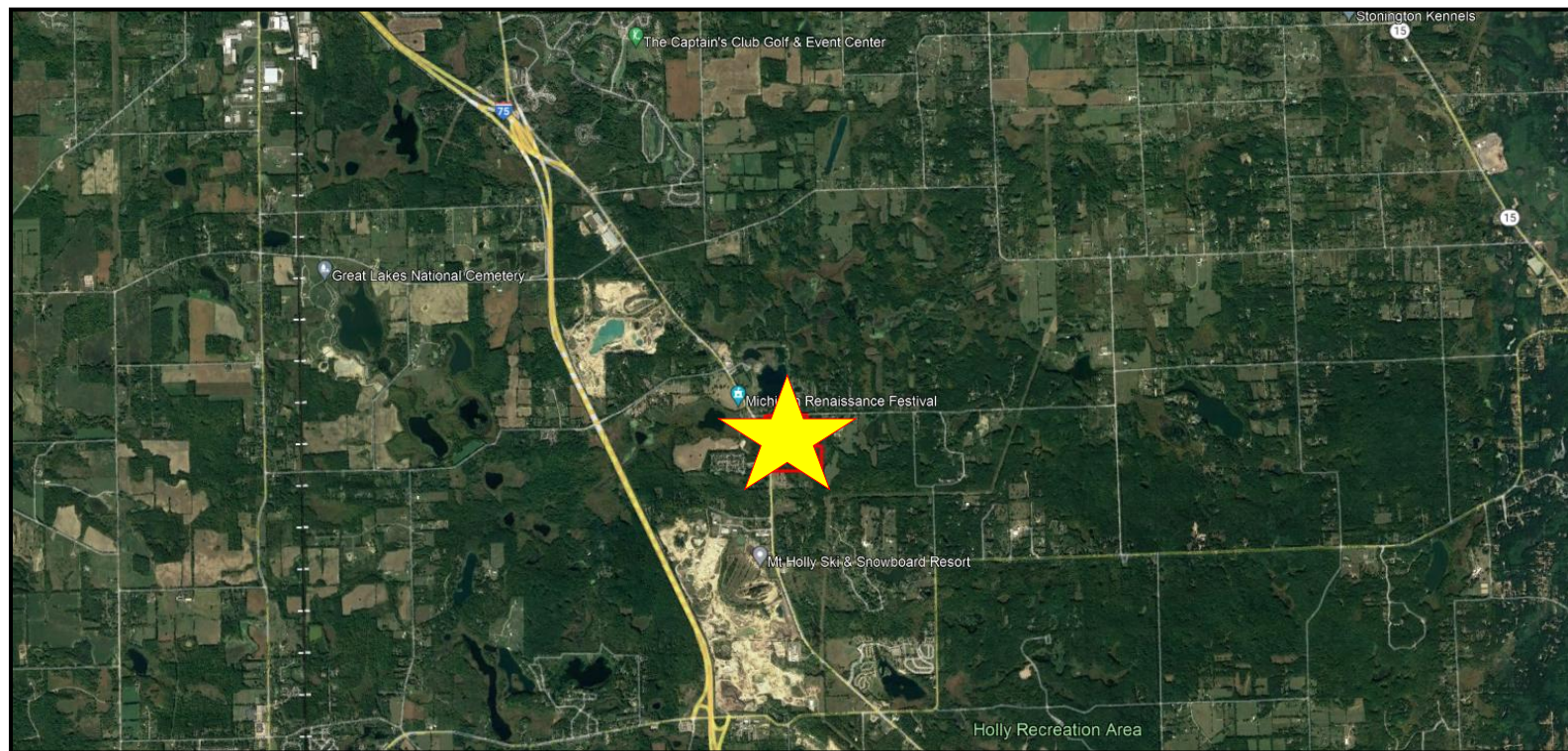
OFFERING SUMMARY

Sale Price:	\$1,500,000.00
Price Per AC:	\$20,372/AC
Total Land Size:	73.63 AC
Parcel ID#:	G-02-18-200-007
Zoning:	RE/F
School District:	Holly Area SD

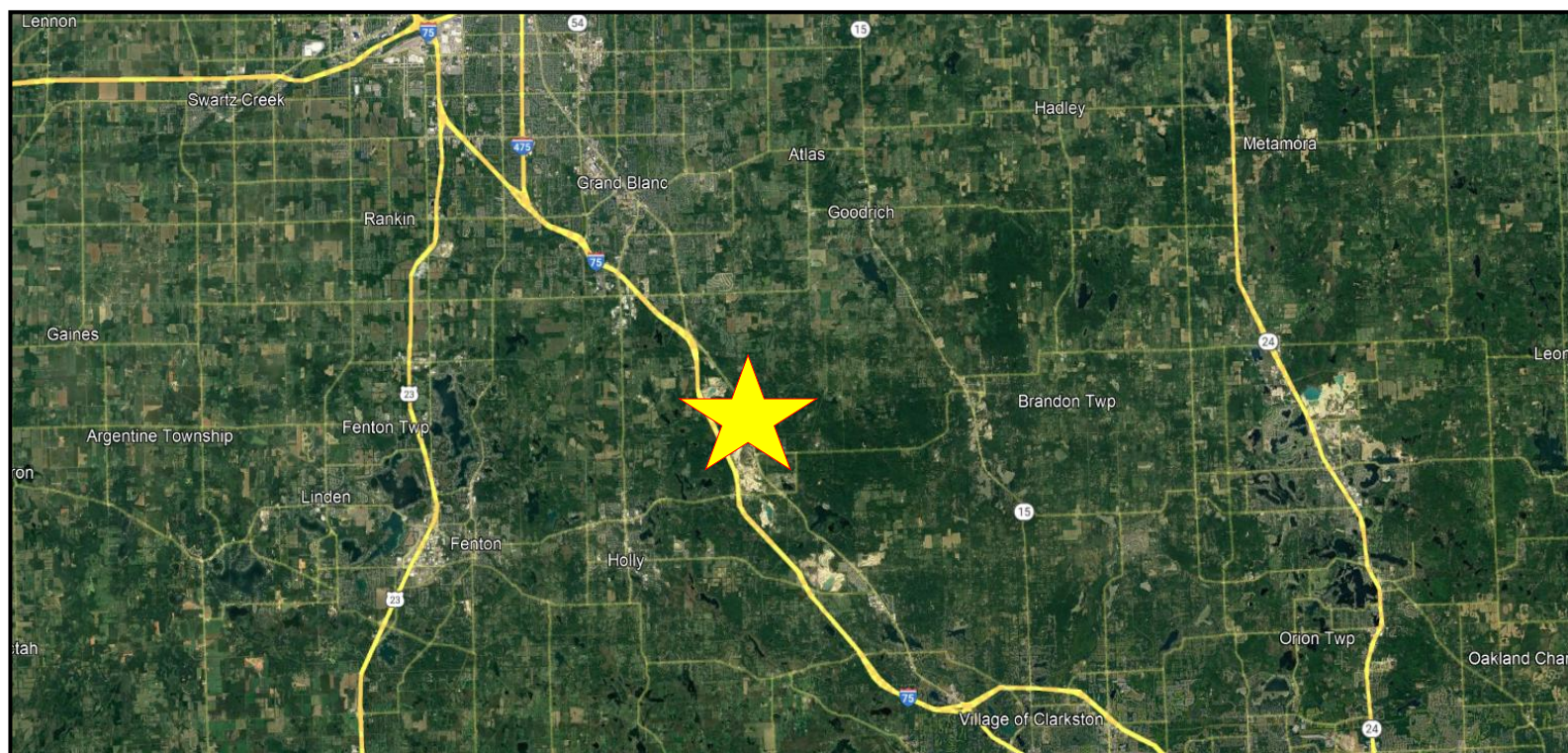
DEMOGRAPHICS (5-Mile Radius)

- **Population:** 25,878 people
- **Households:** 10,308 homes
- **Avg. HH Income:** \$125,928 USD
- **Traffic Counts:**
 - **Dixie Rd:** 12,092 VPD

LOCAL



REGIONAL



7220 Perryville Rd Holly, MI 48442	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	842	5,039	25,878
2031 Projected Population	856	5,071	25,814
2020 Census Population	755	4,656	25,646
2010 Census Population	726	4,488	23,772
Projected Annual Growth 2026 to 2031	0.3%	0.1%	-
Historical Annual Growth 2010 to 2026	1.0%	0.8%	0.6%
Households			
2026 Estimated Households	315	1,983	10,308
2031 Projected Households	322	2,000	10,305
2020 Census Households	282	1,817	9,910
2010 Census Households	263	1,673	8,920
Projected Annual Growth 2026 to 2031	0.4%	0.2%	-
Historical Annual Growth 2010 to 2026	1.3%	1.2%	1.0%
Age			
2026 Est. Population Under 10 Years	11.6%	10.1%	10.6%
2026 Est. Population 10 to 19 Years	11.1%	11.6%	12.2%
2026 Est. Population 20 to 29 Years	11.5%	10.9%	11.0%
2026 Est. Population 30 to 44 Years	16.4%	16.1%	17.0%
2026 Est. Population 45 to 59 Years	20.4%	19.3%	19.6%
2026 Est. Population 60 to 74 Years	22.1%	22.3%	20.2%
2026 Est. Population 75 Years or Over	6.8%	9.7%	9.4%
2026 Est. Median Age	43.4	45.2	43.5
Marital Status & Gender			
2026 Est. Male Population	51.9%	51.3%	50.4%
2026 Est. Female Population	48.1%	48.7%	49.6%
2026 Est. Never Married	25.8%	28.9%	28.5%
2026 Est. Now Married	59.0%	56.8%	55.1%
2026 Est. Separated or Divorced	9.1%	9.1%	11.5%
2026 Est. Widowed	6.1%	5.2%	4.8%
Income			
2026 Est. HH Income \$200,000 or More	22.1%	15.7%	13.1%
2026 Est. HH Income \$150,000 to \$199,999	14.1%	12.1%	13.3%
2026 Est. HH Income \$100,000 to \$149,999	23.6%	21.5%	21.8%
2026 Est. HH Income \$75,000 to \$99,999	8.7%	10.9%	11.6%
2026 Est. HH Income \$50,000 to \$74,999	16.1%	16.2%	15.3%
2026 Est. HH Income \$35,000 to \$49,999	4.1%	6.0%	6.5%
2026 Est. HH Income \$25,000 to \$34,999	3.6%	3.8%	6.3%
2026 Est. HH Income \$15,000 to \$24,999	4.8%	8.5%	5.1%
2026 Est. HH Income Under \$15,000	2.8%	5.1%	7.0%
2026 Est. Average Household Income	\$164,288	\$138,238	\$125,928
2026 Est. Median Household Income	\$113,027	\$96,257	\$94,377
2026 Est. Per Capita Income	\$61,677	\$54,646	\$50,330
2026 Est. Total Businesses	33	130	681
2026 Est. Total Employees	167	1,219	6,649

7220 Perryville Rd Holly, MI 48442	1 mi radius	3 mi radius	5 mi radius
Race			
2026 Est. White	90.2%	84.9%	84.6%
2026 Est. Black	3.2%	7.4%	6.7%
2026 Est. Asian or Pacific Islander	1.5%	2.6%	3.2%
2026 Est. American Indian or Alaska Native	0.5%	0.4%	0.2%
2026 Est. Other Races	4.6%	4.7%	5.2%
Hispanic			
2026 Est. Hispanic Population	32	192	1,158
2026 Est. Hispanic Population	3.8%	3.8%	4.5%
2031 Proj. Hispanic Population	5.1%	4.9%	5.5%
2020 Hispanic Population	3.6%	3.4%	3.8%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	599	3,670	18,541
2026 Est. Elementary (Grade Level 0 to 8)	1.0%	1.0%	0.8%
2026 Est. Some High School (Grade Level 9 to 11)	5.0%	5.4%	3.8%
2026 Est. High School Graduate	24.0%	25.7%	27.5%
2026 Est. Some College	14.9%	15.4%	21.2%
2026 Est. Associate Degree Only	13.5%	11.4%	10.3%
2026 Est. Bachelor Degree Only	27.8%	28.2%	23.1%
2026 Est. Graduate Degree	13.8%	12.9%	13.3%
Housing			
2026 Est. Total Housing Units	332	2,097	10,870
2026 Est. Owner-Occupied	71.7%	74.5%	73.6%
2026 Est. Renter-Occupied	23.2%	20.1%	21.2%
2026 Est. Vacant Housing	5.1%	5.4%	5.2%
Homes Built by Year			
2026 Homes Built 2010 or later	24.6%	15.1%	12.1%
2026 Homes Built 2000 to 2009	22.1%	32.2%	19.3%
2026 Homes Built 1990 to 1999	15.5%	16.5%	15.9%
2026 Homes Built 1980 to 1989	9.4%	6.2%	10.3%
2026 Homes Built 1970 to 1979	11.6%	9.4%	14.5%
2026 Homes Built 1960 to 1969	3.3%	3.8%	7.1%
2026 Homes Built 1950 to 1959	4.9%	5.6%	7.0%
2026 Homes Built Before 1949	3.6%	5.8%	8.6%
Home Values			
2026 Home Value \$1,000,000 or More	0.7%	0.7%	1.3%
2026 Home Value \$500,000 to \$999,999	23.4%	23.5%	14.2%
2026 Home Value \$400,000 to \$499,999	19.0%	17.4%	14.4%
2026 Home Value \$300,000 to \$399,999	19.4%	18.7%	23.2%
2026 Home Value \$200,000 to \$299,999	21.6%	25.7%	25.6%
2026 Home Value \$150,000 to \$199,999	7.3%	3.6%	7.9%
2026 Home Value \$100,000 to \$149,999	0.4%	3.3%	3.3%
2026 Home Value \$50,000 to \$99,999	0.3%	0.7%	4.4%
2026 Home Value \$25,000 to \$49,999	6.7%	3.7%	1.9%
2026 Home Value Under \$25,000	1.2%	2.8%	3.8%
2026 Median Home Value	\$365,525	\$359,209	\$315,284
2026 Median Rent	\$1,158	\$1,117	\$1,117

7220 Perryville Rd Holly, MI 48442	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2026 Est. Labor Population Age 16 Years or Over	684	4,166	21,258
2026 Est. Civilian Employed	65.9%	60.5%	57.3%
2026 Est. Civilian Unemployed	2.6%	3.3%	2.8%
2026 Est. in Armed Forces	-	-	-
2026 Est. not in Labor Force	31.5%	36.2%	40.0%
2026 Labor Force Males	51.5%	51.1%	50.2%
2026 Labor Force Females	48.5%	48.9%	49.8%
Occupation			
2026 Occupation: Population Age 16 Years or Over	451	2,520	12,173
2026 Mgmt, Business, & Financial Operations	20.8%	20.1%	19.3%
2026 Professional, Related	26.5%	27.8%	25.8%
2026 Service	8.7%	11.3%	15.2%
2026 Sales, Office	23.1%	21.7%	19.0%
2026 Farming, Fishing, Forestry	0.1%	0.1%	0.2%
2026 Construction, Extraction, Maintenance	8.5%	6.1%	8.2%
2026 Production, Transport, Material Moving	12.2%	12.9%	12.4%
2026 White Collar Workers	70.4%	69.6%	64.1%
2026 Blue Collar Workers	29.6%	30.4%	35.9%
Transportation to Work			
2026 Drive to Work Alone	87.1%	81.8%	79.5%
2026 Drive to Work in Carpool	5.5%	6.7%	8.2%
2026 Travel to Work by Public Transportation	0.2%	1.2%	0.6%
2026 Drive to Work on Motorcycle	-	-	-
2026 Walk or Bicycle to Work	0.9%	0.7%	0.7%
2026 Other Means	0.4%	1.0%	0.9%
2026 Work at Home	5.8%	8.6%	10.1%
Travel Time			
2026 Travel to Work in 14 Minutes or Less	10.0%	17.4%	16.9%
2026 Travel to Work in 15 to 29 Minutes	13.2%	22.4%	30.9%
2026 Travel to Work in 30 to 59 Minutes	59.3%	44.5%	39.9%
2026 Travel to Work in 60 Minutes or More	17.6%	15.7%	12.2%
2026 Average Travel Time to Work	43.4	33.3	29.2
Consumer Expenditure			
2026 Est. Total Household Expenditure	\$36.92 M	\$206.35 M	\$1.04 B
2026 Est. Apparel	\$781.66 K	\$4.41 M	\$22.43 M
2026 Est. Contributions, Tax and Retirement	\$10.94 M	\$57.48 M	\$283.19 M
2026 Est. Education	\$637.66 K	\$3.52 M	\$17.71 M
2026 Est. Entertainment	\$1.76 M	\$9.96 M	\$50.67 M
2026 Est. Food, Beverages, Tobacco	\$4.42 M	\$25.42 M	\$130.17 M
2026 Est. Health Care	\$2.2 M	\$13.89 M	\$71.3 M
2026 Est. Household Furnishings and Equipment	\$943.74 K	\$5.28 M	\$26.77 M
2026 Est. Household Operations, Shelter, Utilities	\$8.68 M	\$49.48 M	\$253.27 M
2026 Est. Miscellaneous Expenses	\$549.45 K	\$3.08 M	\$15.64 M
2026 Est. Personal Care	\$378.76 K	\$2.19 M	\$11.24 M
2026 Est. Transportation	\$5.63 M	\$31.62 M	\$156.25 M

Sec. 54-70. - Purpose and intent.

The purpose of the RE/F rural estate/farm districts are to provide open land area for future orderly residential growth, continued agricultural use and residential activities of a rural character that are presently without public water and sewer facilities and are likely to remain without such services into the foreseeable future. It is further the intent of this district to protect and stabilize the essential characteristics of these areas in order to promote and encourage suitable environments for low-density family life, and to maintain and to preserve the rural character of the township wherever possible.

(Code 2004, § 54-111; Zoning Ord. 1999, § 400; Ord. No. 143, § 400, 3-9-2004; Ord. No. 191, 12-10-2012)

Sec. 54-71. - Principal uses permitted.

In the RE/F districts, unless otherwise provided in this chapter, no building or land shall be used and no building shall be erected except for one or more of the following specified uses:

- (1) One-family detached dwellings.
- (2) Family child care home, registered by the state for the care and keeping fewer than seven minor children.
- (3) Foster family home, registered by the state for the care and keeping of up to four minor children.
- (4) Adult foster care family home, registered by the state for the care and keeping of up to six adults.
- (5) Foster family group home, registered by the state for the care and keeping of more than four but fewer than seven minor children.
- (6) Publicly owned and operated parkways.
- (7) Public elementary schools and parochial schools offering elementary school level education only.
- (8) Cemeteries lawfully existing at the time of adoption of the ordinance from which this section is derived.
- (9) Accessory buildings and structures customarily incident to the permitted principal uses set forth in this section.

(Code 2004, § 54-112; Zoning Ord. 1999, § 401; Ord. No. 143, § 401, 3-9-2004; Ord. No. 191, 12-10-2012)

Sec. 54-72. - Principal agricultural uses permitted.

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to review and approval by a township official designated to do so by the township board:

- (1) Agriculture, when such operations occur on land containing at least ten contiguous acres under single ownership. Agricultural buildings and structures shall also be regarded as principal permitted uses, provided they directly relate to and are actively used in the bona fide agricultural enterprise being conducted on the property. All such agricultural activity shall be limited to the raising of crops and/or animals grown and/or raised on the premises, and shall conform to generally accepted agricultural and management practices (GAAMPs) as adopted by the state department of agriculture and rural development (or equivalent successor standards). When agricultural property contains any animals, including, but not limited to, livestock, a horse or horses, a residential dwelling shall be located on the premises and shall be permanently occupied by the owner farmer, or farm manager or tenant. No agricultural operation shall be operated as a feed lot or for the disposal of garbage, rubbish, offal or rendering plants or for the slaughtering of animals except such animals raised on the premises for the use and consumption by those persons residing on the premises.
- (2) Forestry operations, when such operations occur on land containing at least ten contiguous acres under single ownership. Forestry buildings and structures shall also be regarded as principal permitted uses, provided they directly relate to and are actively used in the bona fide forestry operation enterprise being conducted on the property. Forestry operations shall conform to the best management practices (BMPs) as adopted by the state department of natural resources and state department of environmental quality in the publication "Sustainable Soil and Water Quality Practices on Forest Land" (or its equivalent successor publication).
- (3) Building and structures customarily incident to the above permitted uses, and subject to the following:
 - a. Agricultural buildings may be exempt from the requirements of the state construction code per the Stille-DeRossett-Hale single state construction code act, Public Act No. 230 of 1972 (MCL 125.1501 et seq.) and the Michigan right to farm act, Public Act No. 93 of 1981 (MCL 286.471 et seq.), however such buildings shall be subject to the dimensional requirements (setback, height, bulk, etc.) of this division.
 - b. Forestry operation buildings are offered no exemption from the requirements of the state construction code per the right to forest act, Public Act No. 676 of 2002 (MCL 320.2031 et seq.) and are therefore subject to the requirements of that code as well as the dimensional requirements (setback, height, bulk, etc.) of this division.
- (4) A person who keeps or houses chickens (hens) on his property, having less than ten acres, shall comply with all of the following requirements:
 - a. The consumption of eggs shall be for residents of the property where the chickens are located.

- b. Keep no more than ten chickens.
- c. No person shall keep any rooster.
- d. A person shall not keep chickens in any location on the property other than in the backyard. For purposes of this section, the term "backyard" means that portion of the lot inside the rear and side yard setbacks behind the primary residential structure as defined in section 54-506. The rear setback is 50 feet and the side yard setback is a total of 80 feet with one side being 40 feet in width.
- e. Chickens shall be confined/housed within a fenced area.
- f. The confined fenced area can be moved within the backyard at the owner's discretion.
- g. All feed and other items associated with the keeping of chickens that are likely to attract or to become infested with or infected by rats, mice, or other rodents shall be protected so as to prevent rats, mice or other rodents from gaining access to or coming into contact with them.
- h. Private restrictions on the use of property shall remain enforceable and take precedence over this provision. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds.
- i. Any person keeping hens shall remain subject to applicable public nuisance provisions enforced by the township and/or the county.

(Code 2004, § 54-113; Ord. No. 143, § 402, 3-9-2004; Ord. No. 179, 6-13-2011; Ord. No. 191, 12-10-2012)

Sec. 54-73. - Principal uses permitted subject to special conditions.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and where so specified shall be subject to review and approval by the planning commission or by a township official designated by the township board. Whenever review by the planning commission is required it shall do so in accordance with the applicable requirements of section 54-951.

- (1) One or more horses, provided:
 - a. The property contains not less than five acres and two acres are provided for each horse;
 - b. The horse or horses are owned and/or cared for by the occupant of the property;
 - c. The applicable standards of article V, division 4 of this chapter, notwithstanding, any building used to stable a horse or horses on the property shall comply with the setback requirements of the district assigned to a principal building;
 - d. The stables are designed to protect its occupants from the weather;
 - e. The stables and confined paddock areas shall be maintained in a clean and attractive manner, neat and orderly in appearance; and

- f. The storage of manure shall be located at least 100 feet from any well and from any existing or future dwelling building, and no less than 50 feet from any property line. All manure so stored or kept, shall be maintained so as to control odor and flies. Manure management shall conform to generally accepted agricultural and management practices (GAAMPs) for manure management and utilization as adopted by the state department of agriculture and rural development (or equivalent successor standards).

Animal care shall conform to generally accepted agricultural and management practices (GAAMPs) for the care of farm animals as adopted by the state department of agriculture and rural development (or equivalent successor standards).

- (2) Stables for the keeping of horses for boarding, pasturing and/or training but not for rent, provided:
 - a. The property contains at least ten acres and two acres are provided for each horse;
 - b. No stable shall be located closer than the minimum applicable setback requirement of the zoning district for a principal building in the RE/F district, except horses may be pastured to the property line provided it is properly fenced;
 - c. A place of permanent residence on the same property with the stables which shall be occupied by the owner or manager or keeper of the stables and who shall be responsible for the care and keeping of all animals stabled on the property;
 - d. The stables are designed to protect its occupants from the weather;
 - e. All stables and confined paddock areas are maintained in a clean and attractive manner, neat and orderly in appearance; and
 - f. The storage of manure shall be located at least 100 feet from any well and from any existing or future dwelling building, and no less than 50 feet from any property line. All manure so stored or kept, shall be maintained so as to control odor and flies. Manure management shall conform to generally accepted agricultural and management practices (GAAMPs) for manure management and utilization as adopted by the state department of agriculture and rural development (or equivalent successor standards).

Animal care shall conform to generally accepted agricultural and management practices (GAAMPs) for the care of farm animals as adopted by the state department of agriculture and rural development (or equivalent successor standards).

- (3) Livery stables for the renting of trail and/or riding horses for riding on the premises, subject to review and approval by the planning commission, provided:
 - a. The minimum site area required shall be not less than 30 acres.
 - b. Two acres of pasture area shall be provided for each horse for the first 30 acres and one acre for each horse thereafter.

- c. A place of permanent residence is maintained on the same property with the stable and which the owner or manager, or keeper of the stables shall occupy and who shall be responsible for the care and keeping of all animals stabled on the property.
- d. No stable used for instruction or confinement of horses, or necessary buildings or structures intended to house horses, are located closer than 300 feet from any abutting residential district nor closer than 100 feet to any nonresidential district.
- e. Persons renting horses shall be instructed and supervised so as to avoid conflicts with other property owners in the area.
- f. All stables and confined paddock areas shall be maintained in a manner that will comply with applicable county health and maintenance standards.
- g. The storage of manure shall be located at least 100 feet from any well and from any existing or future dwelling building, and no less than 50 feet from any property line. All manure so stored or kept, shall be maintained so as to control odor and flies. Manure management shall conform to generally accepted agricultural and management practices (GAAMPs) for manure management and utilization as adopted by the state department of agriculture and rural development (or equivalent successor standards).

Animal care shall conform to generally accepted agricultural and management practices (GAAMPs) for the care of farm animals as adopted by the state department of agriculture and rural development (or equivalent successor standards).

- (4) Sale of seasonal products produced on the premises or on contiguous land, subject to approval by a designated township official, provided:
 - a. The sale of all products sold on the premises shall take place only on the property where the product was grown or made and not within any road right-of-way;
 - b. Agricultural buildings shall be subject to the requirements of the state construction code if the building is used in the business of retail trade or is otherwise visited by the public for commercial purposes;
 - c. A temporary building or structure for the sale of products so produced shall be permitted and shall observe all applicable requirements of the district for a principal use; and
 - d. Off-street parking shall be provided on the premises and shall consist of a graveled surface treated to diminish dust. It shall be of sufficient area to satisfy the applicable numerical off-street parking requirements of section 54-1020.
- (5) Home occupations, provided the following conditions are met.
 - a. They are conducted wholly and entirely within the principal dwelling.

They are located either in the basement of the principal dwelling, or when they are not located in the basement, they shall not occupy more than 25 percent of the floor area of the principal dwelling, excluding the basement.

- c. They are conducted only by the inhabitants thereof as defined in this chapter, there being no other employees or assistants employed in connection with a home occupation.
 - d. No article shall be made or sold or offered for sale except such as may be produced or provided by the inhabitants thereof.
 - e. Except as permitted in section 54-639(1), there shall be no equipment or machinery used in connection with a home occupation which is industrial in nature, or which will have a negative impact on adjacent residential property.
 - f. They do not change the character of the appearance, or the orientation of the dwelling.
 - g. They will not require internal or external alterations or construction other than that which may be required to meet local or state safety or construction code standards, as authorized by the township.
 - h. No home occupation shall be carried on to an extent that will require parking in excess of that required for a residential building by this chapter.
 - i. They have no signs, advertising devices or other manifestation located on the exterior of the dwelling structure or within any yard area that suggests or implies the existence of a home occupation.
 - j. The home occupation does not include clinics, hospitals, barber or beauty shops, tea rooms, tourist homes, kennels, millinery shops or any other use similar to the above use, or which does not meet the requirements of this section.
 - k. Once established, no home occupation shall deviate from the required conditions of this section. Upon filing of a complaint by a neighbor or by the township, no home occupation shall be continued when the same shall be found by a designated township official to be a nuisance or to be in violation of the conditions of this section due to noise, electrical interference, dust, smoke, odor, vibration, traffic congestion, reduction of parking, or reduction in the overall living environment of the dwelling or the surrounding area, or other causes for which a reasonable complaint is brought.
- (6) Churches. Church buildings of greater height than the maximum building height limitation of the district may be allowed provided one additional foot of building setback shall be provided for each foot the building exceeds the maximum building height limitation of the district.
- (7) Cemeteries, provided:
- a. Not more than 51 percent of the land in a residential unit in which the cemetery is to be located shall be in recorded plats or condominium sites; and

- b. All access shall be from a major thoroughfare as designated on the township master plan map.
- (8) Public buildings, public, parochial and private intermediate, or secondary schools, or colleges, universities and other such institutions of higher learning, provided:
 - a. They shall be located on and have direct frontage along a hard-surfaced major thoroughfare as designated on the township master plan map; and
 - b. Buildings of greater height than the maximum building height limitations of the district shall set back one additional foot of building setback for each foot the building exceeds the maximum building height limitations of the district.
- (9) Golf courses, except golf driving ranges, so called "par 3 courses" or, miniature golf facilities. Golf courses may include related clubhouses and ancillary recreational facilities such as swimming pools, practice greens and golf driving ranges, tennis, racquetball and shuffleboard courts, provided the following conditions are met.
 - a. It shall be developed only on sites containing 50 or more contiguous acres of land.
 - b. All site access shall be directly from a hard-surfaced road that shall be a major or secondary thoroughfare as designated on the township's master plan of future land use map. The hard-surfaced roadway shall directly connect with at least two other designated major thoroughfares with existing hard surfaces.
 - c. No principal or accessory use, building or structure shall be located closer than 100 feet to any abutting residential district.
 - d. Wherever an outdoor swimming pool is located on the land, it shall be placed and secured in strict accordance with applicable local and state regulatory standards.
 - e. All outdoor storage, off-street parking lots, loading or unloading areas or any other service or maintenance areas visible from any abutting residential district shall be obscured from view from the abutting residential district by means of an architectural masonry screen wall, landscaped earth berm, heavy screen plantings or a combination thereof. The height of the screening device shall be of sufficient height to effectively screen the area from view at the time of installation.
- (10) Private recreational facilities such as a clubhouse, swimming pool, or tennis courts when made an integral part of a one-family subdivision or site condominium development project, provided:
 - a. Use of the facilities shall be limited to the residents of the development in which the facility is located and their guests;
 - b. All building, structures and accessory uses incidental to a private recreation facility shall observe all minimum setback requirements of the district for principal permitted uses, except no part of any such facility shall be located closer than 200 feet to any residential

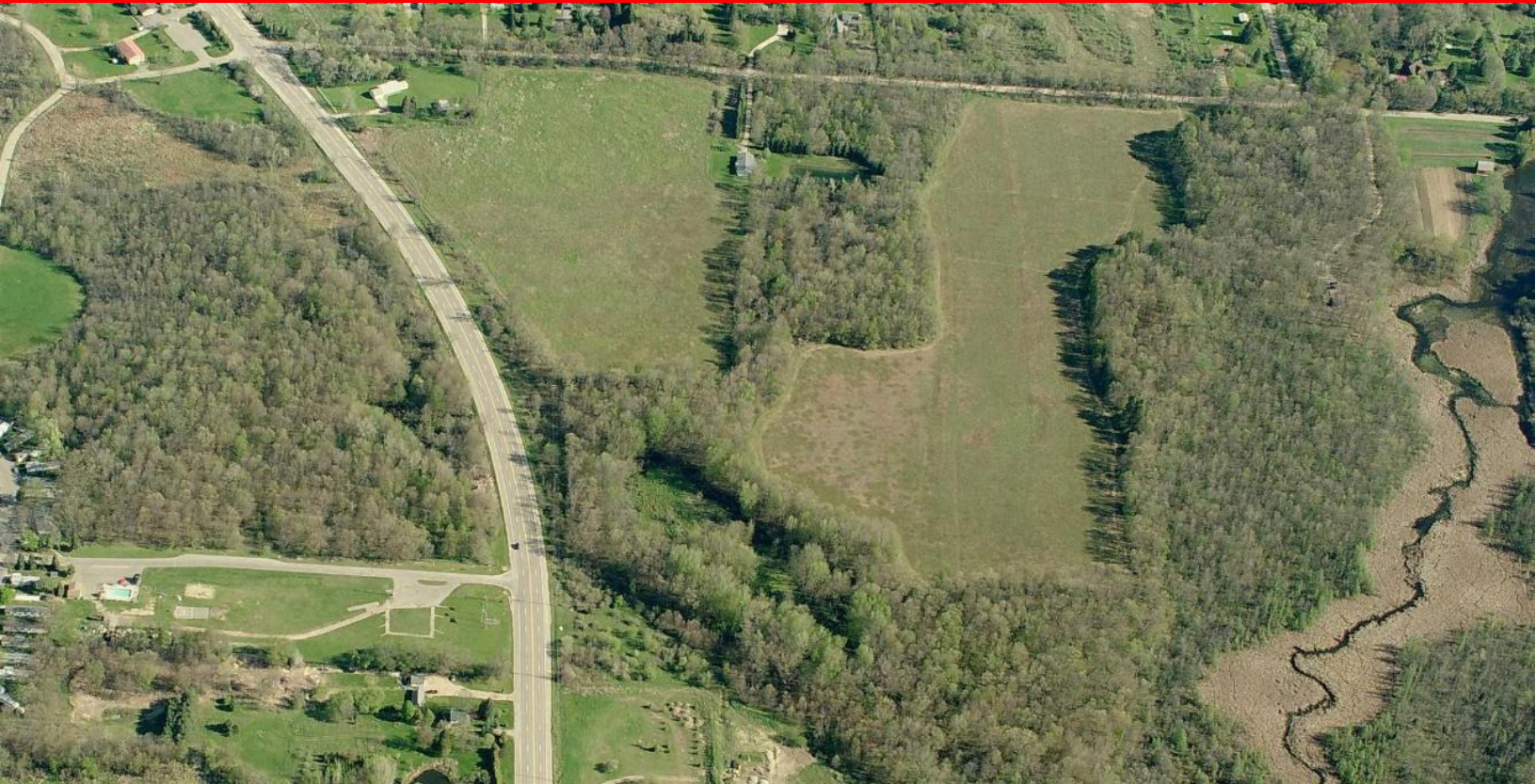
lot or home site;

- c. Off-street parking shall not be located in any required setback and shall be provided in accordance with the applicable requirements of sections 54-1020 and 54-1021;
 - d. All off-street parking associated with the facility shall be landscaped and screened to the extent necessary to shield vehicle headlights from shining into any residential dwelling lot or home site;
 - e. All outdoor lighting associated with the facility shall be effectively shielded to reduce glare and shall be positioned so as to direct light away from any residential lot or home site; and
 - f. Swimming pools included in the facility shall be provided with a six-foot-high protective fence and entry to the pool shall be through a controlled gate.
- (11) Oil and gas wells, provided:
- a. Any gas or oil well, storage facility or pumping facility shall be set back at least 500 feet from any property line, or a distance equal to that required by applicable state or federal standards, whichever results in the greater setback;
 - b. Any facility permitted in subsection (9)a. of this section, which shall remain on the site for more than 120 days shall be enclosed by an obscuring greenbelt of plant materials such as privet, gray dogwood, honeysuckle, evergreens, forsythia or a like or similar plant material acceptable to the planning commission; and
 - c. Access drives shall be so located as to provide proper sight distances with the abutting major thoroughfare and to minimize conflicts with neighboring properties.
- (12) Public utility buildings including telephone exchange buildings and repeater stations, electric transformer substations and gas regulator stations (all without storage yards) provided:
- a. It can be shown that operational requirements of the utility necessitate their location within the district in order to serve the immediate area.
 - b. A minimum site of not less than two acres is provided.
 - c. The site has access to a secondary or major thoroughfare as designated on the township master plan map.
- (13) Child care homes licensed by the state for more than six and not more than 12 minor children, provided:
- a. The facility is located on a major thoroughfare as designated on the township's master plan of future land use map.
 - b. Off-street parking and off-street parking and drop off area are provided as set forth in sections 54-1020 and 54-1021.
 - c. Outdoor play is provided in accordance with applicable state requirements.

d. When outdoor play area shall be located on the same property with the use, any play area that lies adjacent to an existing residential dwelling on an abutting property shall be fenced and screened.

(14) Accessory buildings and structures customarily incident to the permitted principal uses stated in this section.

(Code 2004, § 54-114; Zoning Ord. 1999, § 402; Ord. No. 143, § 403, 3-9-2004; Ord. No. 191, 12-10-2012)



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