



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AICP; Planning Director
Date: May 7, 2026
Re: Technical Ordinance Amendments

This is a compilation of ordinance changes requested through the Zoning Administrator. These would include suggestions from the Zoning Board of Appeals, Supervisor's Office and the public. These will seem to be relatively minor issues; but we need your consent to move forward to draft ordinance language. Some of these issues have been discussed with the Planning Commission in the past and no consensus has been reached.

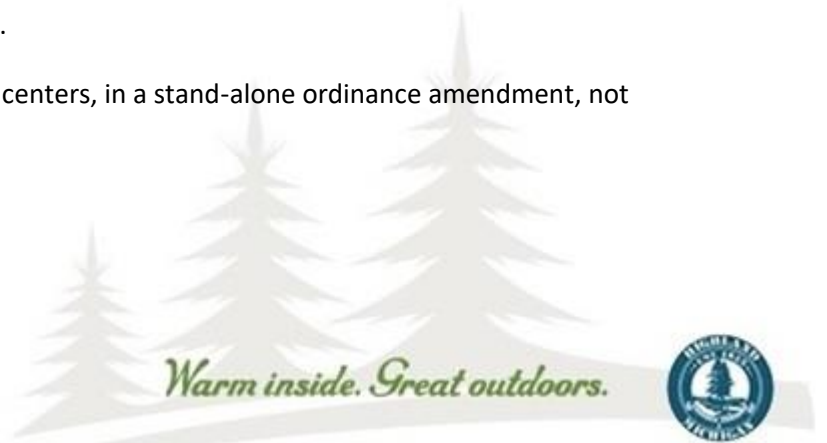
Rather than get into a detailed discussion of the requested changes in this memo, I'll leave that discussion to our meeting. Some of the changes have implications for the animal ordinance in the General Code of Ordinances. While the Planning Commission does not have primary responsibility for the police power ordinances, your input is important, so we can discuss that chapter and any changes you would like to recommend there as well.

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You may have other things about the ordinance that puzzle you or you would like to see changed. Bring any ideas to the meeting and we can develop one comprehensive "technical amendment" of various and sundry issues.

I've also attached the last revision of the ordinance that was left on the table in our last round of discussions regarding commercial and recreational vehicle parking in residential zoning districts. This has been modified since our last discussion based on your comments.

We'll pick up some meatier subjects, such as data centers, in a stand-alone ordinance amendment, not included in this packet.



Sec. 2.12. Definitions beginning with the letter "K."

Kennel. Any building, structure, enclosure, or premises where three (3) or more dogs or cats, six (6) months of age or older, are kept for **the business of boarding**, breeding, sales, and/or sporting purposes **including not-for profit rescue operations**.

(Ord. No. Z-005, § 1, 3-11-2015)

Sec. 2.13. Definitions beginning with the letter "L."

Lamp. The component of the luminary that produces light including luminous tube lighting.

Landscaping. The following definitions shall apply in the application of this Ordinance:

- A. *Berm.* A landscaped mound of earth which blends with the surrounding terrain. Berm is illustrated in Figure 2.7.
- B. *Buffer.* A landscaped area composed of living material, wall, berm, or combination thereof, established and/or maintained to provide visual screening, noise reduction, and transition between conflicting types of land uses. Buffer is illustrated Figure 2.7.
- C. *Greenbelt.* A landscaped area which is intended to provide a transition between a parcel and public road right-of-way. Greenbelt is illustrated in Figure 2.8.
- D. *Opacity.* The state of being impervious to sight. Opacity is illustrated in Figure 2.9.
- E. *Plant material.* A collection of living evergreen and/or deciduous, woody-stemmed trees or ornamental, shrubs, vines and ground cover.
- F. *Screen.* A structure ~~providing enclosure such as a fence and that~~ provides a visual barrier between the area enclosed and the adjacent property. A screen may ~~also~~ consist of ~~a fence~~, shrubs, or other living materials.
- G. *Flatwork.* Concrete, asphalt, paving stones, wood, or other similar materials laid horizontally on the ground such as driveways, sidewalks, and patios.

Large scale retail establishment. A retail establishment commonly referred to as a "big box" store, which exceeds fifty thousand (50,000) square feet in gross floor area.

Light fixture. The assembly that holds a lamp and may include an assembly housing, a mounting bracket or socket, a lamp holder, a ballast, a reflector or mirror, and a refractor or lens. A light fixture also includes the assembly for luminous tube and fluorescent lighting. A light fixture is a luminary.

Light pollution. Artificial light which causes a detrimental effect on the environment, the enjoyment of the night sky or the practical use of adjacent properties.

Light trespass. The shining of light produced by a luminary beyond the boundaries of the property on which it is located.

Livestock. Farm animals, such as beef cattle, dairy cows, horses, sheep, hogs, goats, chickens, and turkeys otherwise known as bovine, equine, swine, ovine and poultry raised for home use or for profit, especially on a farm.

Loading space, off-street. Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space.

Lot. A measured portion of a parcel or tract of land which is described and fixed in a recorded plat. For the purpose of this Ordinance refer to the definition of parcel.

Lot area. The horizontal area within the lines of a parcel. Lot area is illustrated in Figure 2.10.

Lot coverage. The area of a parcel covered by buildings or structures expressed as a percentage of the total parcel area, including principal and accessory structures, decks, pools and similar structures.

Lot depth. The distance between the front and the rear lot lines measured at the farthest point. Lot depth is illustrated in Figure 2.10.

Lot frontage. The length of the front lot line measured along the street right-of-way line. Lot frontage is illustrated in Figure 2.11.

Lot lines. A line separating a parcel from surrounding parcels or adjacent street or road rights-of-way or easements. Lot lines may include the following:

- A. *Front.* A line separating a parcel from a street right-of-way or road easement.
- B. *Rear.* The lot line which is typically opposite and most distant from the front lot line. In the case of corner or irregularly shaped lots, the rear lot line shall be determined by review of adjacent lot geometry and prevailing building patterns to ensure that a) side to side setback and rear to rear setback relationships are established where practical; and b) rear lot lines are established in anticipation of future land divisions where allowable by ordinance.
- C. *Side.* Any lot line which is not a front or rear lot line.

Lot lines are illustrated in Figure 2.11.

Lot types.

- A. *Corner.* A parcel located at the intersection of two (2) or more streets where the interior angle does not exceed one hundred thirty-five (135) degrees.
- B. *Interior.* A parcel other than a corner lot with only one (1) frontage on a street.
- C. *Irregular frontage.* A parcel which cannot conform to the minimum lot width requirements of this ordinance as measured at the front lot line.
- D. *Through or double frontage lot.* A parcel other than a corner lot with frontage on more than one (1) street.

Lot types are illustrated in Figures 2.12 and 2.13

Lot width. The length of a straight line measured between the two points where the required front setback intersects the side lot lines. For lots having two (2) or more lot frontages, the minimum lot width shall be the shortest of the lot frontages. Lot width is illustrated in Figure 2.10.

Lumens. A measurement of the perceived power of light.

Sec. 4.15. Schedule of Regulations.

TABLE 4.1. SCHEDULE OF REGULATIONS

Zoning District	Minimum Lot Size		Maximum Building Height (B)		Minimum Yard Setback (C, D, E, P)					Max Lot Coverage	Min. Floor Area per Dwelling Unit
	Area	Lot width	Stories	Feet	Front	Least Side	Total Side	Rear	Ordinary High Water Mark	Percent	Square Feet
ARR Q	5 acres (L)	330 ft.	2	28 (A)	75 ft. (G)	40 ft.	80 ft.	100 ft.	65 ft.	10%	1,000 (750 first floor)
R-3	3 acres (L)	200 ft.	2	28 (A)	75 ft. (G)	40 ft.	80 ft.	100 ft.	65 ft.	10%	1,000 (750 first floor)
R-1.5	65,000 sq. ft. (M)	150 ft.	2	28 (A)	50 ft. (G)	30 ft.	60 ft.	50 ft.	65 ft.	15%	1,000 (750 first floor)
LV (H)	---	---	---	---	---	---	---	---	65 ft.	---	---
RM (I)	---	---	---	---	---	---	---	---	65 ft.	---	---
MH (J)	---	---	---	---	---	---	---	---	65 ft.	---	---
OS	30,000 sq. ft. (N)	120 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-1	30,000 sq. ft. (N)	120 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-2	30,000 sq. ft. (N)	150 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-3	30,000 sq. ft. (N)	150 ft.	2	25	80 ft. (F)	20 ft. (S)	50 ft. (S,T)	50 ft. (S,T)	65 ft.	Varies (U)	N/A
HS (K)	---	---	---	---	---	---	---	---	65 ft.	---	---
TR (O)	30,000 sq. ft. (N)	150 ft.	2	30	40 ft. (F)	20 ft.	40 ft.	40 ft.	65 ft.	30%	N/A
IM (O)	30,000 sq. ft. (N)	150 ft.	2	30	75 ft. (F)	20 ft.	40 ft.	40 ft.	65 ft.	30%	N/A

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- A. For residential principal and accessory structures, the structure shall be designed so that firefighters can access the roof at multiple locations by means of a standard fire ladder.
 - B. For non-residential accessory structures, the maximum building height shall be subject to the same height requirement as a principal structure.
 - C. Non-residential accessory buildings, structures, and uses shall be subject to the same setback requirements as a principal building, structure, or use. A non-residential accessory building, structure, or use shall not occupy more than twenty-five percent (25%) of the total gross floor area of the principal building in which it serves, except that the Technology and Research District shall be limited to fifteen percent (15%).
 - D. Septic systems in all districts are subject only to the setbacks established by the Oakland County Health Division.
 - E. Any structure, ~~yard, pen, or other area~~ where farm animals are kept must be setback a minimum of fifty (50) ~~thirty (30)~~ feet from any residential ~~building or structure dwelling unit on the same lot and fifty (50) feet from any building or structure on~~ an adjacent lot. Animal owners are liable for damage their animals may inflict on neighboring properties and are advised to maintain a suitable setback from the property line, considering the behavior of their animals and the nature of the adjoining properties.
 - F. For parcels fronting on M-59, a minimum setback of one hundred (100) feet shall be required.
 - G. For lots fronting major thoroughfares, the front yard setback shall be increased by fifty (50) feet.
 - H. Refer to Section 9.02 for Lake and Village Residential District regulation.
 - I. Refer to Section 9.03 for Multiple-family Residential regulations.
 - J. Refer to Section 9.04 for Manufactured Home Park District regulations.
 - K. Refer to Section 9.05 for Highland Station District regulations.
 - L. Minimum buildable area shall be 2 acres. The buildable area shall be of such configuration to permit construction of a house, septic system and reserve septic system.
 - M. Minimum lot size and buildable area shall be 65,000 square feet. The buildable area shall be of such configuration to permit construction of a house, septic system and reserve septic system.
 - N. Minimum lot size and buildable area shall be 30,000 square feet. The buildable area shall be of such configuration to permit construction of the principal structure, septic system and reserve septic system.
 - O. Refer to Section 9.06 for additional regulations for the Technology and Research District and the Industrial Manufacturing District.
 - P. Corner and through lots have two front yards. The two remaining yards are considered side yards. Corner lots will have a rear yard if the parcel is large enough to be divided.
 - Q. Refer to Section 10.13 for Yard Setback Exceptions relative to temporary Farm Market Structures.
 - R. For accessory buildings and structures in the R-3 Zoning District, the rear yard setback shall be fifty (50) feet.
 - S. Side and rear setbacks shall be doubled along lot lines adjacent to residentially zoned and used properties.
 - T. A minimum twenty-five (25) foot landscape buffer is required along lot lines adjacent to residentially zoned and used properties. No outdoor activities are permitted in this space.
 - U. Maximum lot coverage shall not exceed thirty (30) percent except that the aggregate of greenhouses and self-storage may cover forty (40) percent of the lot, provided no single building exceeds five thousand (5,000) square feet.

(Ord. No. Z-006, § 1, 10-14-2015 ; Ord. No. Z-013 , § 1, 10-9-2019)

Sec. 8.02. Area, height and use exceptions.

The regulations in this Ordinance shall be subject to the interpretations and exceptions set forth below:

- A. *Voting place.* Any property in the Township may be temporarily used as a voting place in connection with a municipal or other public election.
- B. *Height limit.*
 - 1. Height exceptions. No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit hereinafter established for the district in which the building is located, except as set forth herein.
 - a. Roof structures and screening devices for the housing of elevators, stairways, tanks, ventilating fans, solar panels, or similar equipment required to operate and maintain the building shall not exceed by more than ten (10) feet the height limit of the district in which the use is located.
 - b. Fire or parapet walls and skylights shall not exceed by more than five (5) feet the height limit of the district in which the use is located.
 - c. Functional elements such as chimneys, smokestacks, or similar structures shall not exceed by more than fifteen (15) feet the height limit of the district in which the use is located. In no event may persons occupy such building elements.
 - d. Decorative elements such as steeples, belltowers, cupolas, and widow's walks shall not exceed by more than fifteen (15) feet the height limit of the district in which the use is located.
 - e. The combined area of all building elements that are permitted to exceed district height limits shall be no greater than ten percent (10%) of the roof area of the building; nor shall such structure be used for any residential, commercial, or industrial purpose whatsoever other than a service use incidental to the main use of the building.
 - f. The provisions of this Section do not apply to wireless communication facilities regulated by Section 10.24, Wireless Communication Facilities.
 - 2. Individual domestic antennas, amateur radio antennas, and satellite dish antennas.
 - a. Individual domestic antennas and amateur radio antennas in agricultural and residential districts may be constructed to a height of fifty (50) feet provided the structure is located so that the base of the structure is no closer to any property line than the height of the structure.
 - b. Satellite dish antennas may be attached to a structure not exceeding a height of 50 feet.
 - c. No such structure shall be placed in a front yard or attached to a tree.
 - 3. Flagpoles in any zoning district shall be located so that the base of the structure is no closer to any property line than the height of the structure. Any flagpoles in excess of fifty (50) feet in height are subject to site plan approval.
- C. [Reserved.]
- D. Architectural projections such as bay windows and roof overhangs which do not expand usable floor space, may extend or project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard. Such projections may extend or project into a required front or rear yard not more than three (3) feet.

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- E. *Irregular frontage lots.* Irregular frontage lots are permitted under this ordinance as follows:
1. Such lots shall have a total area equal to or greater than the minimum lot area required by this Ordinance for the applicable zoning district in which the lot is located.
 2. The minimum width of the front lot line shall not be less than sixty (60) feet.
 3. The lot is of such size and configuration so as to completely contain within its boundaries a rectangle, trapezoidal, or triangular shaped area of land which:
 - a. Has a minimum width equal to the minimum lot width of the district.
 - b. Has a minimum buildable area equal to the minimum buildable area of the district.
 4. The Township Zoning Administrator may require a survey prepared by a land surveyor registered in the State of Michigan to demonstrate that Ordinance requirements have been met.
- F. *Lots adjoining alleys.* In calculating the area and setbacks of a lot that adjoins an alley ~~for the purpose of applying lot area and setback requirements of this Ordinance~~, one-half (½) the width of such alley abutting the lot shall be ~~considered part of such lot used to determine the lot area and setbacks.~~
- G. *Generators.* Generators may be placed in required side and rear yard setbacks subject to the following restrictions:
1. The generator may only encroach on the required side yard setback on the side of the structure where the main feed drop enters the structure and only if necessary to place the generator within fifteen (15) feet of the drop.
 2. The generator may encroach on the required side yard by no more than forty (40) percent. ~~of the required side yard setback.~~
 3. The generator shall not be placed nearer to the property line than three (3) feet.
 - ~~4. The generator shall not be placed nearer to any window or door opening than five (5) feet.~~
 4. The generator shall be muffled to deaden noise in compliance with Chapter 12, Noise, Blight and Other Nuisances of the Highland Township Code of Ordinances.
 5. The generator shall be programmed to "exercise" only between the hours of 10:00 a.m. and 2:00 p.m.

(Ord. No. Z-005, § 3, 3-11-2015; Ord. No. Z-025, § 3, 3-7-2022)

Sec. 8.03. Accessory structures and uses.

A. Structures and uses accessory to residential use.

1. *Height and placement.* Accessory buildings, structures, and uses shall be governed by the same height and placement regulations which apply to principal buildings unless otherwise specified in this Ordinance.
2. *Relation to principal structure.*
 - a. Accessory buildings, structures, and uses are permitted only in conjunction with, incidental to, and on the same lot as a principal building occupied with a use permitted in the particular zoning district.
 - b. An accessory building, structure, or use shall not be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized.
 - c. Garages that are structurally attached to a principal building by connection of walls or a roof shall be subject to, and must conform to, all regulations of this Ordinance applicable to the principal building, including setbacks, height, and lot coverage.
3. *Residential entrance way.*
 - a. In all Residential Zoning Districts, entrance way structures including but not limited to decorative walls, columns, and gates marking entrances to a single family subdivisions, multiple-family housing projects, and mobile home parks may be permitted within a required yard provided such structures are a minimum of five (5) feet from a public road right-of-way. All structures must be placed outside the required corner clearance area per Section 11.05, Clear Vision Area, and beyond any required greenbelt per Section 12.06, Greenbelt. Entrance way structures are subject to site plan review, require a building permit, and must comply with all codes of the Township.
 - b. Entrance Way columns marking driveway entrances to a single-family dwelling may be permitted within required yards provided the columns are a minimum of five (5) feet from a public or private road right-of-way and do not exceed a height of eight (8) feet.
4. *Porches, decks, terraces and patios.*
 - a. *Uncovered porches.* An open, unenclosed, and uncovered porch, patio, deck, or terrace (not including those that meet the definition of landscaping per Sec. 2.13.) ~~constructed on the ground and/or constructed of brick, concrete or pavers~~ may project into a required front, side, or rear yard setback providing the following standards are met:
 - i. The highest finished elevation of the uncovered porch shall not be over thirty (30) inches above the surrounding finished grade; and
 - ii. The uncovered porch may project into any required yard setback for a distance not exceeding five (5) feet.
 - iii. No portion of the uncovered porch shall be closer than five (5) feet from any lot line.
 - b. *Second story decks.* Uncovered second story decks, including any walkway connecting the second story deck to a first story deck, a ground-level deck, or a deck located above a walk-out basement may project into a required yard up to a maximum of five (5) feet.
 - c. *Covered porches.* Porches, decks, or terraces sheltered partially or wholly by a permanent or temporary canopy, awning, metal, lattice, pergola, or any other material shall be considered covered. Covered porches, decks, and terraces are subject to the setbacks applicable to the

principal structure, as set out in the applicable zoning district regulations and shall not project into any required yard setback.

5. *Swimming pools, hot tubs and spas.* Swimming pools, hot tubs and spas shall be subject to the following regulations in addition to all building codes:
 - a. Any swimming pool shall meet the minimum setbacks required of accessory structures in the applicable Zoning District.
 - ~~b. There shall be a distance of not less than ten (10) feet between the outside pool wall and any building located on the same lot or an abutting lot.~~
 - b. No swimming pool shall be located less than thirty-five (35) feet from any front lot line or any road right-of-way.
 - c. No swimming pool shall be located in an easement.
 - d. For the protection of the general public, all areas containing swimming pools shall be completely enclosed by a fence or an approved structure providing equal protection not less than four (4) feet in height. The gates shall be of self-closing and latching type, with the latch on the inside of the gate not readily accessible for children to open. Gates shall be capable of being securely locked when the pool is not in use for extended periods.
6. *Play structures, tree houses and skateboard ramps.* Play structures, tree houses, skateboard ramps and similar structures on residential lots shall be permitted as an accessory structure and shall be subject to the setback and height requirements together with all other applicable building codes and ordinances.
7. *Driveways, flatwork, and paths.* There is no restriction on the placement or construction of driveways, flatwork, and paths so long as they are maintained without encroaching on neighboring properties with regards to snow removal, drainage, and maintenance.

Sec. 8.05. Accessory dwelling units.

A. Accessory dwelling units (ADU's) in single family residential zoning districts.

1. One (1) accessory dwelling unit may be permitted under the following conditions:
 - a. The accessory dwelling unit ~~is located entirely within the principal buildings, including space in attached garages, and shall be prohibited in any detached accessory structure.~~ must be able to connect to a public water system and public sewer system or gain approval from Oakland County Health Division to either connect to the parcel's existing well and septic system or install a new well and septic system.
 - b. The accessory dwelling unit is on a parcel of at least ~~twelve thousand (12,000) square feet~~ sixty five thousand (65,000) square feet or one and one half (1.5) acres.
 - c. Accessory dwelling units shall be prohibited in any basement ~~unless appropriate ingress and egress is provided and meets the state construction code standards.~~
 - d. The site must provide off-street parking for at least ~~four (4) vehicles~~ one (1) vehicle for the exclusive use of the ADU.
2. The exterior of the principal building shall retain the residential character of a single-family home. ~~If the ADU is entirely within the principal building, then the~~ principal building shall not be modified to give the appearance of being divided into separate units. Access to ~~an~~ this type of accessory dwelling unit shall be limited to a common front foyer or a separate entrance door on a side or rear wall. The use of exterior stairways to provide access to upper floor accessory dwelling unit is prohibited ~~for this type of accessory dwelling unit.~~
3. An accessory dwelling unit shall have a minimum gross floor area of ~~three hundred fifty (350)~~ two hundred fifty (250) square feet, and may not ~~occupy~~ exceed more than twenty-five percent (25%) of the principal building gross floor area.
4. ~~The principal building shall be the primary and permanent legal residence of the owner(s) of the property. The owner(s) of the property shall occupy a minimum of fifteen hundred (1,500) square feet of gross floor area within the principal building.~~ Permitted accessory dwelling units shall be clearly secondary to the use of the principal dwelling as a single-family residence.
5. ~~No accessory dwelling unit shall be issued a separate street address.~~ Accessory dwelling units may be issued a sub-address of the principal dwelling such as unit B, apartment B, or some similar designation.
6. An accessory dwelling unit requires a land use permit. The Zoning Administrator may require any supporting documentation such as a plot plan, floor plans, and building elevations. ~~The property owner must submit a notarized affidavit affirming their residence in the principal dwelling unit. The Zoning Administrator may periodically require that such affidavit be renewed.~~ If remodeling or construction is needed to create the ADU then appropriate construction permits and inspections must be obtained before occupation.
7. An accessory dwelling unit may be located in a detached accessory structure only if it meets all of the requirements of Sec. 8.05.A. and of the setbacks for accessory structures within the zoning district within which it is proposed.

B. Accessory dwelling units in office and commercial zoning districts.

1. Accessory dwelling units ~~shall be contained entirely within the principal building.~~ must be able to connect to a public water system and public sewer system or gain approval from Oakland County

Health Division to either connect to the parcel's existing well and septic system or install a new well and septic system.

2. Ground floor accessory dwelling units shall occupy no more than twenty-five percent (25%) of the gross floor area of the building.
3. Second-story accessory dwelling units shall occupy no more than fifty percent (50%) of the gross floor area of the building.
4. Each accessory dwelling unit shall have a minimum gross floor area of ~~three hundred fifty (350)~~ two hundred fifty (250) square feet and in no instance shall the accessory dwelling unit occupy more than a total of fifty percent (50%) of the gross floor area of the building.
5. Accessory dwelling units shall not be located in any basement unless appropriate ingress and egress is provided and meets the state construction code standards.
6. Each accessory dwelling unit shall have a separate kitchen, bath, and toilet facilities and a private entrance. Where there is more than one (1) accessory dwelling unit in a building, such entrances may be provided from a common hallway.
7. All accessory dwelling units shall require a land use permit, ~~and are subject to special land use approval by the Township Board~~ and site plan approval by the Planning Commission. If remodeling or construction is needed to create the ADU then appropriate construction permits and inspections must be obtained before occupation.

Sec. 8.09. Fences and screening structures.

A. Residential districts.

1. No fence or other screening structure shall exceed six (6) feet in height in a side or rear yard.
2. In required front yards, only decorative fences, forty-eight (48) inches or shorter, shall be permitted, **except that the Zoning Administrator may permit a 72" high privacy fence where the following conditions apply:**
 - a) **Corner lot or double-fronted lot with one frontage on a major thoroughfare and one frontage on a minor street.**
 - b) **Orientation of the house is towards the minor street such that the yard parallel to the major thoroughfare would function as a rear or side yard.**
 - c) **The exception does not apply to those sections of fence where the minor street front yard setback would apply.**
3. On lakefront lots, fences and other screening structures which are located between the main building and the ordinary high-water mark shall be open-air type with no more than twenty percent (20%) opacity and shall have a ten (10) foot setback from the ordinary high-water mark.
4. Fences or other screening structures shall consist of materials commonly used in conventional construction, including, but not limited to wood, metal, vinyl, masonry brick or natural stone. If one side of the fence or other screening structure has a more finished appearance than the other, then the side with the more finished appearance shall face ~~the exterior of the parcel adjacent road rights-of-way.~~
5. Fences or other screening structures shall be maintained in good condition. Rotten or broken components shall be replaced, repaired, or removed.
6. Barbed wire or other similar fences shall not be permitted.
7. Above-ground single-strand wire or braided-wire fences, whether charged with low-voltage electricity or non-charged, are permitted for the enclosures of livestock only **and must be at least 20 feet from all property lines.**
 - a. If the livestock is removed, any electric fencing must be disabled or removed.
 - b. All single-strand wire or braided wire fences must provide for enhanced visibility by one of the following means:
 - ~~1. Minimum three (3) inch solid top rail;~~
 2. Brightly colored ribbon installed alongside the wire;
 3. Reflectors or florescent tape affixed along the wire at a minimum spacing of eight (8) feet.
8. Invisible fences for all animals are permitted.
9. Reserved.
10. Wire panel fences or rolled wire grid may be installed wherever fencing is typically allowed. **with the exception of required front yards the LV, R1.5 and HS Zoning Districts.**

B. Non-residential districts.

1. Fences shall be permitted in the rear or side yard of non-residential districts and shall not extend in front of the principal building.
2. Height shall not exceed eight (8) feet in height.
3. Fences or other screening structures shall consist of materials commonly used in conventional construction, including, but not limited to wood, metal, vinyl, masonry brick or natural stone. If, because of the design or construction, one side of the fence or other screening structure has a more finished appearance than the other, the side of the fence or other screening structure with the more finished appearance shall face the exterior of the lot.

**CHARTER TOWNSHIP OF HIGHLAND
ORDINANCE NO. Z-036**

AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF HIGHLAND ZONING ORDINANCE (CHAPTER 25 OF THE GENERAL CODE OF ORDINANCES) BY REVISING ARTICLE 2 RULES OF CONSTRUCTION AND DEFINITIONS, AND ARTICLE 8, SUPPLEMENTAL USE REGULATIONS TO MODIFY REGULATIONS PARKING AND STORAGE OF COMMERCIAL AND RECREATIONAL VEHICLES IN RESIDENTIAL DISTRICTS AND USE OF SHIPPING CONTAINERS AS ACCESSORY STRUCTURES

THE CHARTER TOWNSHIP OF HIGHLAND ORDAINS:

Section 1. Amend Article 2 RULES OF CONSTRUCTION AND DEFINITIONS *as follows:*

Amend Sec. 2.04 – Definitions beginning with the letter “C” by modifying the definition of “Commercial Vehicle” as follows:

Commercial vehicle. Any vehicle bearing or required to bear commercial license plates or falls into one or more of the categories listed below:

- (1) Truck tractors;
- (2) Semi-trailers, which shall include flat beds, stake beds, roll-off containers, tanker bodies, dump bodies and full or partial box-style enclosures;
- (3) Vehicles of a type that are commonly used for the delivery of bread, fruit, milk and ice cream or similar vending supply or delivery trucks. This category shall also include vehicles similar in nature that are commonly used by construction-oriented contractors, such as electricians and plumbers;
- (4) Tow trucks;
- (5) Commercial hauling trucks;
- (6) Vehicle repair service trucks;
- (7) Snow plowing trucks;
- (8) Passenger buses, taxis and limousines;
- (9) Trailers, open or enclosed; and
- (10) Any other vehicle similar to the vehicles listed above.

Amend Sec. 2.18. Definitions beginning with the letter "R." by modifying the definition of “Recreation Vehicle” as follows:

Recreational vehicle. For purposes of this Ordinance, a recreational vehicle shall include the following:

- A. *Boats and boat trailers.* Shall include watercrafts, boats, jet skis, rafts, canoes, plus the normal equipment to transport them on the highway.
- B. *Folding tent trailer.* A folding structure mounted on wheels and designed for travel and vacation use, such as a pop-up camper.
- C. *Motor home.* A recreational vehicle intended for temporary human habitation, sleeping, and/or eating, mounted upon a chassis with wheels and capable of being moved from place to place under its own power. Motor homes generally contain sanitary, water and electrical facilities.
- D. *Other recreational equipment.* Other recreational equipment includes snowmobiles, all terrain or special terrain vehicles, utility trailers, plus the normal equipment to transport them on the highway.
- E. *Pickup camper.* A structure designed to be mounted on a pickup or truck chassis with sufficient equipment to render it suitable for use as a temporary dwelling during or travel, recreational and vacation uses.
- F. *Travel trailer.* A portable vehicle on a chassis which is designed to be used as a temporary dwelling during travel, recreational, and vacation uses, and which may be identified as a travel trailer by the manufacturer. Travel trailers generally contain sanitary, water, and electrical facilities.

Section 2. Amend Article 8 GENERAL PROVISIONS as follows:

Amend Sec. 8.03. Accessory structures and uses. subpoint B as follows:

B. Structures and uses accessory to non-residential uses.

1. General requirements.

- a. All buildings, uses, or structures accessory to non-residential uses shall be subject to the same placement and height requirements as the principal structures in the District in which they are located.
- b. Buildings, uses, or structures accessory to non-residential uses shall not be larger than twentyfive percent (25%) of the total ground floor area of the principal building or building that it serves, unless otherwise regulated in this ordinance.
- c. The Planning Commission may allow the use of shipping containers as accessory structures in the C-2, General Commercial, C-3, Low Impact Commercial and IM, Industrial Manufacturing Zoning District subject to site plan review. Shipping containers shall be painted or otherwise modified to conform with the character of the principal building and surrounding properties. Additional screening landscape may be

required adjacent to the areas approved for shipping containers to shield the view from neighboring properties.

- d. Shipping containers are prohibited for use as accessory structures in the C-1, Local Commercial, OS, Office Services and HS, Highland Station Business district.
- ee. Accessory buildings, structures or uses are not permitted on vacant parcels.

Replace Sec. 8.07. Commercial and recreational vehicle parking in residential districts. in its entirety with the following text:

- A. *Purpose and Intent:* These regulations are intended to allow reasonable accommodations for parking and storage of vehicles other than the typical passenger car, van or pickup truck that is customarily associated with residential uses. The regulations are intended to balance the needs for public health, safety and welfare as well as the interests in preserving attractive neighborhoods with the desire of residents to keep their own boats, trailers and similar vehicles near them for convenience and to protect them. It is intended to prohibit the storage of vehicles and equipment that are licensed to persons other than the occupants of the dwelling. It is further intended to recognize that many residents choose to use their commercial vehicles for travel to and from work, and therefore reasonable accommodation should be allowed.

Note that home occupation regulations in Section 8.06 govern the traffic movements to and from a residential parcel. A vehicle may be deemed to be parked or stored in conformance with the regulations of this section yet still constitute a land use that violates the Zoning Ordinance.

- B. *Commercial and recreational vehicle parking and storage in HS, Highland Station and LV, Lakes and Villages districts.* The parking or storage of one commercial vehicle and one recreational vehicle is permitted per dwelling unit, plus whatever vehicles may be contained within a building subject to the following:
 - 1. Vehicles or units shall not be parked or stored any closer than three (3) feet to any side or rear lot line.
 - 2. A vacant parcel may be designated for storage of two recreational vehicles provided the property owner also owns and occupies a parcel within 500 feet of the vacant parcel.
 - 3. For the purposes of this ordinance, a trailer and any equipment or small vehicles (single or multiple) that are transported with the trailer shall count as one vehicle. (e.g. a trailer with two jet skis counts as one vehicle)
 - 4. If no commercial vehicle is parked or stored outdoors on the parcel, a second recreational vehicle may be stored outdoors.
- C. *Commercial and recreational vehicle parking and storage in ARR, Agriculture and Rural Residential, R-3 and R1.5 Zoning districts.* The parking or storage of any commercial or recreational vehicle is restricted to two (2) such vehicles per dwelling unit in a required front yard, plus whatever vehicles may be contained within a building or in fully screened side or rear yards, subject to the following:

1. Vehicles stored onsite are subject to the outdoor storage requirements of Section 8.08.
- D. *Additional regulations for Commercial and recreational vehicle parking and storage for all residential districts.*
1. Exception. These regulations shall not apply when the vehicle and/or trailer is present for the purpose of providing a required service to the residence and limited to the duration of that service.
 2. Vehicles parked in front yards shall be parked on a driveway.
 3. No vehicle shall be placed so as to block sight distances from adjacent driveways or otherwise cause a safety concern or nuisance.
 4. No vehicle may be stored in the right-of-way of a public or private street.
 5. No vehicle or unit shall be placed to block sight lines to lakes from neighboring parcels
 6. Vehicles parked or stored in required front yards shall be placed on a driveway or parking pad with a hard surface such as pavement or gravel.
 7. Any commercial or recreational vehicle or unit may be parked or stored in an accessory structure.
 8. Only commercial and recreational vehicles or units owned by and titled to a permanent resident of the residential parcel may be parked or stored on said parcel.
 9. Recreational vehicles or units parked or stored shall not have permanent connections to water, gas, a septic system or a sanitary sewer system.
 10. Recreational vehicles or units may not be used for living, sleeping or household purposes for more than fifteen (15) days in a calendar year.

Section 3. Savings Clause

That nothing in this ordinance hereby adopted be construed to affect any just or legal right or remedy of any character nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 4. Severability

The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

Section 5. Adoption

This Zoning Ordinance amendment is hereby declared to have been adopted by the Charter Township of Highland Township Board at a meeting thereof duly called and held on _____

Section 6. Effective Date

The effective date of this Ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

Rick A. Hamill, Township Supervisor

Tami Flowers MiPMC, Township Clerk

CERTIFICATION OF CLERK

I hereby certify that the foregoing is a true and complete copy of a Zoning Ordinance amendment adopted by the Township Board of the Charter Township of Highland on _____, 2026 which was a regular meeting. I further certify that at said meeting there were present the following Board members:

I further certify that the adoption of said Zoning Ordinance amendment was moved by Board member _____ and supported by Board member _____

I further certify that the following Board members _____ voted for adoption of the Zoning Ordinance amendment and Board members _____ voted against the adoption of said Zoning Ordinance amendment.

I hereby certify that said Zoning Ordinance amendment has been recorded in the Ordinance Book in said Charter Township and that such recording has been authorized by the signature of the Township Supervisor and Township Clerk.

Tami Flowers MiPMC, Township Clerk

Planning Commission Recommendation:

Introduction:

Adoption:

Published:

Effective Date: