

CHAPTER 3 GENERAL PROVISIONS

SECTION 3.1 ACCESSORY BUILDINGS, STRUCTURES, AND USES

All accessory buildings, except those used for agricultural purposes (pursuant to the Right to Farm Act, Act 93 of 1981, as amended), shall be subject to the following regulations:

- A. Accessory buildings shall not be erected in any front yard, or required side yard nor shall they occupy any portion of a required greenbelt or buffer in any district.
- B. Where the accessory building is structurally attached to a principal building, it shall be subject to, and must conform with, all regulations of this Ordinance applicable to the principal building.
- C. No detached accessory building shall be located closer than ten (10) feet to any principal building.
- D. No accessory building shall be used in any part for residential dwelling or sleeping purposes.
- E. No accessory building shall be permitted on any lot which does not contain a principal building.
- F. The maximum height of a detached accessory buildings in all commercial and residential zones shall be determined as follows:
 - 1. The maximum height of an accessory building shall not exceed fourteen (14) feet.
 - 2. The roof shall have a pitch no steeper than the pitch of the existing principal building.
- G. In all but the industrial districts, no more than two (2) detached accessory buildings shall be permitted on any lot less than two (2) acres in area. If, however, the principal building has an attached garage, then not more than one (1) detached accessory building shall be permitted.
- H. Any accessory building with an area greater than two hundred (200) square feet shall be permanently constructed on a concrete foundation and shall conform to all applicable building and other similar codes for such a structure. The architectural character of all such accessory buildings shall be compatible with, and similar to, the principal building with respect to materials, scale, design, and aesthetic quality as determined by the Ordinance Administrator.
- I. Any accessory building larger than six hundred twenty-five (625) square feet shall meet the minimum side yard setback, and one-half ($\frac{1}{2}$) the rear yard setback requirements for a principal building in the zoning district in which the lot is located.
- J. Any accessory building larger than eight hundred sixty-four (864) square feet shall meet the minimum setback requirements for a principal building in the zoning district in which the lot is located.

SECTION 3.2 ADULT AND CHILD CARE FACILITIES

- A. An adult or child care facility existing prior to the effective date of this Ordinance, that has been operating under a valid State license and is registered with the Village no later than sixty (60) days following the effective date of this Ordinance, shall be considered an approved special land use. Any change in class of the use to a larger care facility shall require approval in accordance with the requirements of this Ordinance.

- B. Adult and child care facilities, as defined in *Article 2, Definitions*, are allowed only as provided for in the following table. Applicable conditions are listed as footnotes to the table.

Adult and Child Care Facilities				
Type of Facility	Zoning District			
	AG, R-1, R-2	M-F	O-1, C-1, C-2	I-1
Adult Day Care Facilities	SLU	SLU	SLU	NA
Adult Foster Care Family Home (6 or fewer adults 24 hours per day) (1, 2, 3, 4)	P	P	SLU	NA
Adult Foster Care Small Group Home (12 or fewer adults 24 hours per day) (1, 2, 3, 4)	SLU	SLU	NA	NA
Adult Foster Care Large Group Home (13 to 20 adults 24 hours per day) (1, 2, 3, 4)	NA	SLU	NA	NA
Adult Foster Care Congregate Facility (more than 20 adults 24 hours per day) (1, 2, 3, 4)	NA	SLU	SLU	NA
Foster Family Home (4 or fewer children 24 hours per day)	P	P	SLU	NA
Foster Family Group Home (5 to 6 children 24 hours per day) (1, 2, 3, 4)	P	P	SLU	NA
Family Child Care Home (6 or fewer children less than 24 hrs. per day) (1, 2, 3, 4, 5, 6, 7, 8)	P	P	SLU	NA
Group Child Care Home (7 to 12 children less than 24 hours per day) (1, 2, 3, 4, 5, 6, 7, 8)	SLU	SLU	SLU	NA
Child Care Center or Day Care Center (more than 6 children less than 24 hours per day) (1, 2, 3, 4, 5, 6, 7, 8)	SLU as accessory	SLU	SLU	NA
Child Caring Institution (1, 2, 3, 4, 5, 6, 7, 8)	NA	SLU	SLU	NA
<p>P: Permitted use.</p> <p>SLU: May be allowed upon review and approval of a special land use, in accordance with the general standards in <i>Chapter 19 Special Land Uses</i>.</p> <p>SLU as accessory: May be allowed as an accessory to an approved use, such as a church, school, office, or other place of employment, upon review and approval of a special land use.</p> <p>NA: Not allowed in zoning district.</p>				

Footnotes:

1. Documentation of a valid license, as required by the State, shall be provided to the Village Clerk’s Office.
2. Since the State law preempts in this area, the facility shall be brought into compliance with all State building and fire codes pursuant to State Licensing Rules R400.1831-R400.1835. Documentation of such compliance with State requirements shall be

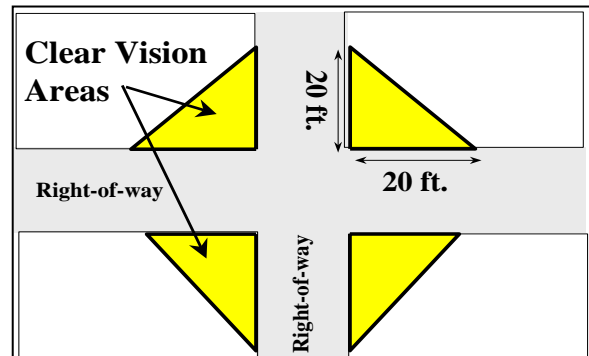
- provided.
3. The site shall comply with the sign provisions of Article 18 Signs.
 4. Off-street parking shall be provided for the maximum number of employees on-site at any one (1) time.
 5. Documentation of sufficient indoor classroom, crib, or play area meeting State requirements shall be provided. Documentation of approved areas, as licensed by the State, shall be provided.
 6. There shall be sufficient outdoor play area to meet State regulations. All required outdoor play areas shall be fenced and located away from heavily traveled roads or other uses that could pose a safety hazard.
 7. There shall be sufficient drop-off parking spaces to allow maneuvers without creating a hazard to traffic flow.
 8. The facility shall operate not more than sixteen (16) hours per day.

SECTION 3.3 BUILDING HEIGHT EXCEPTIONS

The building height restrictions of all zoning districts shall be subject to the following exceptions: parapet walls not exceeding four (4) feet in height, chimneys, cooling towers, elevator bulkheads, fire towers, gas tanks, grain elevators, silos, stacks, stage towers and scenery lofts, flag poles, water tanks, public monuments, church spires, and penthouses or roof structures housing necessary mechanical appurtenances, radio or TV antenna that serve the occupants of the individual use that do not exceed seventy-five (75) feet.

SECTION 3.4 CLEAR VISION

In any zone district on any corner lot, no fence, structure or planting over thirty (30) inches in height shall be erected or maintained within an area formed by the street property lines and a line connecting them at points twenty (20) feet from the intersection of the street lines.



SECTION 3.5 CORNER LOTS

Corner lots in all zoning districts shall provide the required front yard setback on each side of the lot which abuts a public street, private road, or access drive.

SECTION 3.6 ESSENTIAL PUBLIC SERVICES

The erection, construction, alteration or maintenance of essential public services shall be permitted in any zoning district; it being the intention thereof to exempt such erection, construction, alteration or maintenance from the application of this Ordinance.

SECTION 3.7 FENCES

- A. Fences in side and rear yards of residential districts shall not exceed four (4) feet in height above grade in the R-1 District, and shall not exceed six (6) feet in height above grade in the R-2 and M-F Districts.
- B. Location.
 - 1. Except as provided below, fences in residential districts shall not extend toward the front of the lot farther than the rear of the house, with the exception of houses that have a side door entrance where a fence may extend toward the front of the house sufficiently to enclose said side door entrance.
 - 2. Decorative and ornamental fencing, such as split-rail, picket, wrought iron or other similar fences are permitted in the front yard, provided they are less than forty-two (42) inches in height and are more than 50% transparent.
- C. In residential districts, the finished side of the fence shall face the abutting property.
- D. Fences shall not be erected within any public right-of-way in any district.
- E. Fences shall not be erected or maintained within the clear vision area, described in *Section 3.4, Clear Vision*, or located in such a way as to obstruct the vision of vehicle drivers.
- F. In commercial or industrial districts, a wall, fence or yard enclosure may be up to eight (8) feet in height behind the required front yard setback.
- G. No person shall place, string or maintain barbed wire, razor wire, or other similar material as part of any fence or structure in any zoning district unless approved by the Planning Commission. No barbed wire shall be permitted in any historic district.
- H. No fence or wall shall be erected which constitutes a fire hazard either of itself or in connection with the existing structures in the vicinity, nor which will interfere with access by the Fire Department.

SECTION 3.8 HOME OCCUPATIONS

- A. Home occupations shall be approved by the Ordinance Administrator, who may issue an approval upon receipt of an application. Permissible home occupations include, but are not limited to the following:
 - 1. Art and craft studios, lessons may be given to one client at a time.
 - 2. Hair and nail salons, limited to one client at a time.
 - 3. Dressmaking and tailoring.
 - 4. Tutoring, limited to one student at a time.

5. Typing or clerical services
 6. Teaching of music or dancing or similar instruction, limited to one client at a time.
 7. Offices located within the dwelling for a writer, consultant, member of the clergy, lawyer, physician, architect, engineer or accountant, limited to one client/family at a time.
- B. Only members of the immediate family residing on the premises shall be engaged in the home occupation.
 - C. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five (25%) percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.
 - D. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, other than one (1) sign, not exceeding two (2) square feet in area, non-illuminated, and mounted flat against the wall of the principal building.
 - E. The home occupation shall be operated entirely within the principal dwelling and not within any detached accessory building or structure, and shall not involve any retail sales.
 - F. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in the required front yard.
 - G. No equipment or process shall be used in such a home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses beyond the boundaries of the property on which the home occupation is conducted. In case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or cause fluctuation in line voltage off the premises.
 - H. The home occupation shall not require internal or external alterations or involve construction features not customarily found in dwellings.
 - I. The home occupation shall not involve the routine use of commercial vehicles for delivery of materials to and from the premises. There shall be no commercial vehicles associated with the home occupation, nor parking of more than one (1) business car, pickup truck or small van on the premises.
 - J. Activities specifically prohibited as home occupations include, but are not limited to:
 1. A service or repair of motor vehicles, appliances and other large equipment.
 2. A service or manufacturing process which would normally require industrial zoning.

3. A commercial food service requiring a license.
4. A limousine service.
5. A lodging service including a bed and breakfast.
6. A tattoo parlor.
7. An animal hospital or kennel.
8. A lawn service.

SECTION 3.9 LANDSCAPING STANDARDS

When required in the ordinance, landscaping, buffers and greenbelts shall meet the following requirements:

- A. All landscaping shall be maintained in a healthy, neat and orderly state free from refuse and debris. Any dead or diseased plants shall be replaced.
- B. All required landscaping shall be completed within six (6) months from the date of occupancy of the buildings, unless a performance bond is submitted according to established policy.
- C. All landscaped areas which do not contain trees or planting beds shall be covered with grass or other living ground cover.
- D. All plant material, at time of installation, shall be of the following size:

TREE TYPE	MINIMUM SIZE
Deciduous Canopy Tree	2 ½ inch caliper
Deciduous Ornamental Tree	2 inch caliper
Evergreen Tree	5 feet in height
Deciduous Shrub	2 feet in height
Upright Evergreen Shrub	2 feet in height
Spreading Evergreen Shrub	24 inches spread

- E. The following trees are not permitted as they split easily; their wood is brittle and breaks easily; their roots clog drains and sewers; and they are unusually susceptible to disease or insect pests:

COMMON NAME	HORTICULTURAL NAME
Box elder	Acer Negundo
Ginkgo	Ginkgo Biloba (female only)
Honey Locust	Gleditsia Triacanthos (w/thorns)
Mulberry	Morus Species
Poplars	Populus Species
Black Locust	Robinia Species
Willows	Salix Species

COMMON NAME	HORTICULTURAL NAME
American Elm	Ulmus Americana
Ash	Fraxinus Species
Siberian Elm	Ulmus Pumila
Slippery Elm; Red Elm	Ulmus Rubra
Chinese Elm	Ulmus Parvifolia
Horse Chestnut, Tree of Heaven	Catalpa
Soft Maples (Red, Silver)	Acer Rubram, Acer Saccharinum

SECTION 3.10 MECHANICAL APPURTENANCES

- A. Except in the C-2 Central Business District, mechanical appurtenances, such as blowers, ventilating fans and air conditioning units, shall be placed not closer than twelve (12) feet to any lot line.
- B. Any mechanical appurtenances, including elevator housings, stairways, tanks, heating, ventilation and air conditioning equipment, and other similar apparatus, located on the roof of any building shall comply with the following standards:
 - 1. Such apparatus shall be enclosed in a screening structure having walls constructed of material compatible in appearance with the principal building to which it is attached.
 - 2. The apparatus and enclosure shall not exceed a height of ten (10) feet above the surrounding roof surface, and shall not occupy greater than fifteen (15) percent of the total area of the roof of the building on which it is placed.

SECTION 3.11 PERMITTED FRONT SETBACK REDUCTIONS

Reductions to the front yard setback may be permitted if the established setback in the area is less than that required by *Article 13, Schedule of Regulations*. Such reductions may be allowed according to the following:

- A. The established setback shall be the average established front yard setback of all lots on the same side of the street as, and located within two hundred (200) feet of the subject property.
- B. A minimum of two (2) principal buildings must be located within the area defined above.
- C. In no case shall the front yard setback resulting from the application of these provisions, be less than fifteen (15) feet.

SECTION 3.12 PRINCIPAL BUILDING OR USE

No more than one principal building or use may be located on a parcel, except for groups of related industrial or commercial buildings, or multiple family dwellings contained within a single, integrated complex, sharing parking and access.

SECTION 3.13 PROJECTIONS INTO YARDS

- A. Architectural features, such as cornices, bay windows (or windows without foundations), gutters, chimneys, pilasters and similar features as determined by the Ordinance Administrator may project four (4) feet into a required front, rear, or side yard.
- B. Any open porch, deck, or balcony may project ten (10) feet into a required front yard and up to fifteen (15) feet into a required rear yard, but shall not project into a required side yard. In no case shall a porch, deck, balcony or awning be placed closer than five (5) feet to any front or rear lot line.
- C. In commercial districts, awnings or canopies shall be set back at least two (2) feet from any street curblineline, shall not extend more than six (6) feet over the public right-of-way, and shall leave a minimum clearance of eight (8) feet above the ground. Supporting structures may not be placed within any required right-of-way.
- D. In no case may projections extend into a right-of-way or easement that requires clear access.

SECTION 3.14 REGULATIONS APPLICABLE TO DWELLINGS OUTSIDE MANUFACTURED HOME PARKS

Any single-family dwelling on a lot, whether constructed and erected or a manufactured home, shall be permitted only if it complies with all of the following requirements:

- A. If the dwelling unit is a manufactured home, the manufactured home must either be new and certified by the manufacturer and/or appropriate inspection agency as meeting the Mobile Home Construction and Safety Standards of the U.S. Dept. of Housing and Urban Development, as amended, or any similar successor or replacement standards which may be promulgated, or used and certified by the manufacturer and/or appropriate inspection agency as meeting the standards referenced above, and found, on inspection by the Building Official or his designee, to be in excellent condition and safe and fit for residential occupancy.
- B. The dwelling unit shall comply with all applicable building, electrical, plumbing, fire, energy and other similar codes which are or may be adopted by the Village, provided, however, that where a dwelling unit is required by law to comply with any federal or state standards or regulations for construction, and where such standards or regulations for construction are different than those imposed by Village codes, then and in such event such federal or state standard or regulation shall apply. Appropriate evidence of compliance with such standards or regulations shall be provided to the Building Official.
- C. The dwelling unit shall comply with all restrictions and requirements of this Ordinance, including, without limitation, the minimum lot area, minimum lot width, minimum residential floor area, required yard and maximum building height requirements of the zoning district in which it is located. In no case shall any living space located in a basement be counted toward the required residential floor area for the district in which it is located.
- D. If the dwelling unit is a manufactured home, the manufactured home shall be installed with the wheels removed.

- E. The dwelling unit shall be firmly attached to a permanent continuous foundation constructed on the building site, such foundation to have a wall of the same perimeter dimensions as the dwelling unit and to be constructed of such materials and type as required by the building code for on-site constructed single-family dwellings. If the dwelling unit is a manufactured home, its foundation shall fully enclose the chassis, undercarriage and towing mechanism. The foundation shall provide a maximum exposed foundation above grade of sixteen (16) inches and a minimum exposed foundation above grade of eight (8) inches.
- F. If the dwelling unit is a manufactured home, it shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the building site by an anchoring system or device complying with the rules and regulations, as amended, of the Michigan Mobile Home Commission, or any similar or successor agency having regulatory responsibility for manufactured home parks.
- G. The dwelling unit shall have a minimum horizontal dimension across any front, side, or rear elevation of twenty (20) feet and shall be no greater in length than two and one-half (2½) times its width.
- H. Storage area shall be provided within a building, with an area of no less than one hundred twenty (120) square feet. This storage area may consist of a basement, closet area, attic or attached garage in a principal building, or in a detached accessory building which is in compliance with all other applicable provisions of *Section 3.1, Accessory Buildings, Structures and Uses*.
- I. Permanently attached steps or porch areas at least three (3) feet in width shall be provided where there is an elevation difference greater than eight (8) inches between the first floor entry of the dwelling unit and the adjacent grade.
- J. The dwelling unit shall have no less than two (2) exterior doors, with one being in either the rear or the side of the dwelling unit.
- K. The exterior finish of the dwelling unit shall not cause reflection that is greater than that from siding coated with clean, white, gloss exterior enamel.
- L. Where the home design involves a roof pitch, it shall be at a minimum pitch of 5/12, that is, for every twelve inches (12") of lateral run, the roof shall rise five inches (5").
- M. The roof shall have a snow load rating of forty (40) pounds per square foot.
- N. Roof drainage in the form of a roof overhang of at least twelve inches (12") shall be provided to direct storm or meltwater way from the foundation, unless a gambrel roof or other design elements necessitate an alternative roof drainage system.
- O. All dwelling units shall provide a minimum height between the floor and ceiling of seven and one-half (7½) feet in all living space.

- P. A structure with a front elevation view of over 40 linear feet shall have a design offset including but not limited to; bay windows, covered porches, or structural offsets from the principal plane of the building.
- Q. Garage doors may not comprise more than fifty percent (50%) of the front face of the structure.
- R. The dwelling unit shall contain no additions of rooms or other areas which are not constructed with similar quality workmanship as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein.
- S. An appeal by an aggrieved party may be taken to the Zoning Board of Appeals. Any determination of compatibility shall be based upon the standards set forth in this Section as well as the character, design and appearance of residential dwellings located outside of manufactured home parks within three hundred (300) feet of the subject dwelling.
- T. The use of any portion of a garage or accessory building for dwelling or sleeping purposes in any zoning district is prohibited, unless otherwise permitted as a Special Land Use. Basements shall not be used for sleeping purposes, unless adequate ingress and egress is provided per the requirements of the Village building code and other applicable regulations.

SECTION 3.15 REQUIRED ACCESS FRONTAGE AND LOT WIDTH TO DEPTH RATIOS

- A. Any lot created shall have frontage upon a public street equal to that required by the zone district in which it is located.
- B. The depth of lot(s) or parcel(s) created in all zoning districts after the effective date of this Ordinance shall not be more than four (4) times longer their width.

SECTION 3.16 REQUIRED AREA OR SPACE

- A. No lot, adjacent lots in common ownership, required yard, parking area or other required open space shall be created, divided or reduced in dimensions or area below the minimum requirements of this Ordinance. If already less than the minimum requirements of this Ordinance, a lot or adjacent lots in common ownership or a required yard, parking area or other open space shall not be divided or reduced in dimensions or area so as to increase its noncompliance with the minimum requirements of this Ordinance. Lots or yards created after the effective date of this Ordinance shall comply with the requirements of this Ordinance.
- B. Accessory buildings or structures, including, but not limited to, porches enclosed by walls, or garages, attached to a dwelling unit or other principal building in a substantial manner, such as by a wall or roof, shall be deemed a part of such principal building, for the purpose of determining compliance with the provisions of this Ordinance concerning required yards.

SECTION 3.17 STORAGE AND REPAIR OF VEHICLES

Except for property in the AG, Agricultural District, and those containing approved commercial uses, the following shall apply to all zoning districts:

- A. The carrying out of repair, restoration and maintenance procedures or projects on vehicles in any residential zoning district or lot shall be conducted entirely within the interior of a building.
- B. Inoperable or unlicensed vehicles and vehicle parts shall be stored inside a building.
- C. It shall be unlawful for the owner or occupant of any lot in any residential zoning district, as defined in this ordinance, or lot to permit the open storage or parking outside of a building of semi-tractor trucks and/or semi-trailers, bulldozers, earth carriers, cranes or any other similar equipment or machinery, unless parked thereon while in use for construction being conducted on such lot.

SECTION 3.18 STORAGE OF RECREATION EQUIPMENT

Recreational equipment may not be parked within any required yard for cleaning, loading, or unloading purposes for not more than forty-eight (48) hours within any seven (7) day period, unless the following minimum conditions are met:

- A. Recreational vehicles may be parked in the front yard, within a residential driveway, provided it is not located within the required front yard setback.
- B. Storage or parking shall be limited to a lot or parcel of land upon which is located an inhabited dwelling and the vehicle or equipment is owned by the occupant.
- C. Recreational equipment may not be used for living or housekeeping purposes.
- D. Trailer coaches and other vehicles designed or adaptable for sleeping purposes shall remain unoccupied and shall not be connected to sanitary sewer, or to electricity, water or gas.
- E. Not more than two (2) recreation vehicles per dwelling unit may be kept or stored outdoors at a time. Recreation vehicles size for vehicles kept or stored outdoors may not exceed nine (9) feet in width, twelve (12) feet in height, or fifty-three (53) feet in length.
- F. Such vehicles so kept or stored shall be in good repair. Open storage of partially or fully disassembled component parts of said vehicles is prohibited.

SECTION 3.19 SWIMMING POOLS

- A. Swimming pools shall be made inaccessible to small children by means of a fence or enclosure surrounding the device or due to the height of the side walls, which means shall be approved by the Ordinance Administrator. Such side walls, fence or enclosure, including the gates, shall not be less than four (4) feet or greater than (6) feet above grade. All gates shall be self-latching with latches placed no less than four (4) feet above grade or otherwise made inaccessible from the outside to small children.
- B. Swimming pools shall not be located in any front yard or within any required side or rear setback. Screening shall be required for any above-ground structures, exceeding four (4) feet in height, that is located in a side yard.

- C. Swimming pools, spas, hot tubs and similar devices shall not be located less than ten (10) feet from any lot line.
- D. No pool, spa, hot tub, or similar device regulated by this section shall be constructed, installed, enlarged, or altered until a permit has been obtained from the Ordinance Administrator.

SECTION 3.20 TEMPORARY BUILDINGS, STRUCTURES AND USES

Temporary uses, buildings and structures may be placed on a lot or parcel and occupied only under the following conditions as authorized by a permit issued by the Ordinance Administrator. The Ordinance Administrator may require a performance guarantee pursuant to *Section 21.4, Performance Guarantees* in an amount equal to the estimated cost of removing any temporary structure permitted.

- A. Construction buildings and structures, including trailers, incidental to construction work on a lot, provided:
 - 1. Construction buildings and structures may only be used for the storage of construction materials, tools, supplies and equipment, for construction management and supervision offices, and for temporary on-site sanitation facilities, related to construction activity on the same lot. An enclosed structure for temporary sanitation facilities shall be required on all construction sites.
 - 2. No construction building or structure shall be used as a dwelling unit.
 - 3. Construction buildings and structures shall be removed from the lot within fifteen (15) days after an occupancy permit is issued by the Ordinance Administrator for the permanent structure on such lot, or within fifteen (15) days after the expiration of a building permit issued for construction on such lot.
- B. Sales offices or model homes may be placed on a lot, provided:
 - 1. The location of the office shall be specified in the permit.
 - 2. The permit shall be valid for a period of up to one (1) year. A temporary permit may be renewed by the Ordinance Administrator for up to two (2) successive one (1) year periods or less, at the same location if such office is still incidental and necessary.
 - 3. Only transactions related to the development in which the structure is located shall be conducted within the structure. General offices for real estate, construction, development or other related businesses associated with the project shall not be permitted.
- C. Temporary residential structures utilized during construction of a principal residence may only be permitted upon approval of the Zoning Board of Appeals.
- D. Outdoor Christmas Tree/Fireworks Sale, provided:

1. The display and sale of trees or fireworks on an open lot shall be allowed for a period not to exceed forty-five (45) days.
 2. No fresh cut tree or firework sales shall be conducted from within a building.
 3. All unsold trees must be removed from the property by December 31st of each calendar year.
 4. All unsold fireworks must be removed from the property by July 10th of each calendar year.
 5. Fireworks sales shall be conducted pursuant to the Fire Code.
- E. Special Events such as food vendors, event offices, dressing rooms, carnival-type games, midways, t-shirt or souvenir sales, art/craft fairs, or other similar uses, provided the use is restricted to the property where the event is taking place.
- F. All temporary uses shall meet the following standards:
1. The nature of the temporary use shall be compatible with existing development.
 2. The parcel upon which the use is proposed shall be of sufficient size to adequately accommodate the temporary use or structure.
 3. The temporary use shall be located and operated to minimize adverse effects on surrounding properties, particularly as it relates to hours of operation and traffic generation.
 4. Off-street parking areas shall be adequate in amount and location, and entrance and exit drives shall be designed to prevent traffic hazards and nuisances.
 5. Signs shall conform to the provisions of this Ordinance.
 6. Any lighting shall be directed and controlled so as to not create a nuisance to neighboring property owners.
 7. The temporary use or building shall in no way constitute a change in the basic uses permitted in the district nor on the property where the temporary use or building is permitted.
 8. To the greatest extent possible, the temporary use shall respect all setbacks, land coverage, off-street parking, lighting and other requirements of this Ordinance.
 9. The use or building shall be in harmony with the general character of the district.

SECTION 3.21 TIMELY COMPLETION OF CONSTRUCTION REQUIRED

Following the initiation of the construction, erection, reconstruction, modification, expansion or enlargement of any building or other structure authorized under the provisions of this Ordinance, completion of such work shall be diligently pursued and completed in a timely manner, consistent with building permit requirements.

SECTION 3.22 WATER AND SANITARY SEWER SERVICE

No permit shall be issued for the construction of a building or structure which is not served by both adequate public water and sewer facilities, or a private system approved by the County Health Department.