

WANT ADS

ALL CLASSIFIED ADS ARE PAYABLE IN ADVANCE

EAR PIERCING - Fast and painless, Gasson's Jewelry, Tecumseh, Michigan 423-3280. *tn*

ELECTRICAL wiring, new & remodeling. Licensed, fully insured electrician. Paul Kemner, phone 428-8462.

HOUSE and barn roofing, all types of roof repairs, aluminum storm windows and doors, awnings and porch enclosures, hot build-up roofing - residential and commercial, aluminum siding and gutters. Call Joe Hayes for free estimates. 428-8320. *tn*

KNEEL'S TREE SERVICE - cutting, trimming, stump removal, aerial bucket rental. Call (517) 443-5506 or 486-2819. *tn*

BECAUSE OF THE INCREASING RATE OF SEVERE BURNS AND DEATHS, WHILE YOU SLEEP, THE STATE OF MICHIGAN HAS REQUIRED AUTOMATIC SMOKE AND FIRE ALARMS IN ALL NEW HOMES. WE HAVE THEM AVAILABLE TO BE INSTALLED IN NEW OR OLD HOMES* \$48.88 PLUS INSTALLATION.

L.V. KIRK ELECTRICAL CONTRACTOR APPLIANCES AND SIEGLER HEATERS

LIKE HORSES! This solid 4 bedroom home is situated on paved M-52, 1 mile North of Manchester. Total property is 7.5 acres with a 5 stall horse barn w/ running water and electricity. Over 50 White Oaks w/ circle drive. Please call Fletcher & Klein, Realtors at 785-0052 and ask for Larry Bane, evenings 485-7885. *tn*

POLE BUILDINGS BY HUSKIE - BILT STRUCTURES, Farm, Urban, Commercial, call or write Jan Warren for information, 916 W. Michigan, Ypsilanti, Michigan 48197 - 482-3934. 11-27

HEATING AND PLUMBING REPAIRS - Get your furnace pre-checked before winter. Call 428-3591 8 a.m. to 5 p.m. For emergency - 428-2683. 10-30 p.

GARAGE SALE - Saturday, 11490 Pleasant Shore Drive, Pleasant Lake, odds and ends of furniture roll away bed, luggage, 2 used typewriters, sewing machine, old books and misc.

SEAMLESS aluminum eavestroughs, roofing, siding, and carpentry work of all kinds. Experienced installers, all work guaranteed. Call R.D. Kleinschmidt Co. 428-8836. *tn*

BEEF TO SELL BY SIDE: Custom slaughtering. Lockers to rent. Phone 428-7600. Manchester Frozen Food Locker. *tn*

PIANO & ORGAN tuning and repair (517) 782-1273. *tn*

ANTENNAS & TOWERS "If it is out of reach - Call Beach" Saline 428-5994 1-8-76p

DRY WALL, PLASTERING AND STUCCO new and repair. Free estimates. 663-6556. 4-8-76 p.

RUDY'S EXCAVATING Sand and gravel, BLACK DIRT - bulldozing, 428-7156, 11-20

MARIE'S POODLE GROOMING - Phone 475-2135. 11-6p

BABY SITTER - Mature women to come into my home 4 days per week - 6 AM to 12 Noon, 428-7232. 10-30

"ARE YOU BUILDING YOUR OWN HOME?" Construction money available for residential homes. Martax Corporation, Ann Arbor, 663-8000. 11-27

THREE LOVELY ALL NEW units available for lease November 8. Each has three rooms and bath, stove, refrigerator, garbage disposal, carpeting and drapes. Security deposit required. Can be seen by calling 428-5173 before 5 p.m. for an appointment.

WOOD FOR SALE - will deliver, 16505 Wolf Road, Manchester, 428-7742 after 5 p.m. 11-20

RAW FUR BUYER and complete taxidermy service, 11747 Ryan Road, Munith, (517) 596-2505. 2-6-76

TRACTOR, John Deere A, JD 2 row corn planter, JD 2X 16 plow, JD trailer, geese and ducks, 11747 Ryan Road, Munith 517-596-2505. 11-6

WANTED HAY OF ALL KINDS

Especially needed, large quantity of clover and timothy mixed or alfalfa mixed.

WILBERT TRINKLE & SONS 9631 Trinkle Road, Dexter, Mich. Charles Trinkle 475-7788

FOR SALE - Simmons Hide-a-bed sofa \$175. Like new, avocado green print 428-7288 after 4 p.m.

GARAGE SALE: 3 family Saturday, November 1 and Sunday, November 2, 9 a.m. till 5 p.m., 315 Riverside Drive, Manchester, Michigan. Some ANTIQUES, some COLLECTABLES, some JUNK, very interesting.

FAMILY INCOME How about a family income, something that would not disrupt the regular family employment. Regal Homes Corporation needs 20 (twenty) qualified families in Southern Michigan to market their all new, high quality homes. No building experience or licenses required, all we need is good honest sales representation. High Earnings for the sales minded family. Investment required. For appointment phone: 1-517-787-6404. Ask for Ralph Hansel or Ken Mitchell.

RETIRED? Need some additional income? Here is a perfect situation for your needs. Sell or rent Miracle Water Refiners in this area at your leisure time. Good pay for the time spent. Write or call us at 265 W. Maumee Street, Adrian, phone 517-263-0535. 11-6

LARRY'S BACKHOE WORK - Septic Systems, water lines, fence, rows cleaned, no job too big or small. Call 428-4081. 11-6 p.

FUN, FASHION AND FREE jewelry for having a Sarah Coventry Party. Lay-aways available for Christmas orders. Call 428-8587. p.

NEED HELP WITH your Holiday entertaining? Place orders now for hors d'oeuvres, cheeseballs, meat balls and fruit breads. Call 428-8587. 11-6 p.

HELP WANTED - School bus drivers - Regular and substitutes. Applicants must be over eighteen and be able to be certified through attendance at bus drivers clinic. Apply at Business Office, Manchester High School, 710 E. Main or call 428-7300, ask for Earl Misner.

G.E. PORTABLE DISHWASHER used very little, Zenith stereo AM FM radio, Mediterranean style. 428-3891 after 5.

Card of Thanks

The family of William Mackintosh wishes to thank all our neighbors and friends for their kindness shown to us during his illness and visits during that time. Also Rev. Damberg, Jenter Funeral Home and his nurses from Social Service, Don Mackintosh

Many thanks to my relatives and friends, neighbors for their kindness shown me while I was in the hospital and since my return home. Special thanks to Rev. W. Damberg, Amanda Gage

To be supported by own home town merchants and friends is certainly most gratifying. The For-Tune Tellers have experienced this wonderful feeling. A heartfelt thanks to all. Sam, Tom, Red and Bud, The For-Tune Tellers

ALBER FARMS ORCHARD - CIDER MILL Member Michigan Certified Farm Market 11-6 p.

Now Picking: Northern Spy, Red Delicious, Connell Red, Cortland, Ida Red Sweet cider, Whiskey Barrels, New Kegs, potatoes, and misc. items.

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For Sale 95 ACRES

East of Manchester, heavily rolling terrain includes 14 acres of mature hardwoods and a giant pond site. 70 acres tillable heavily covered by wildlife including pheasants, squirrels and deer. Priced at \$900 per acre on easy terms.

Gary Lillie
Standard Realty
416 W. Huron
Ann Arbor
769-9067

Evenings ask for Gary Lillie 994-4582.

BLACK SHEEP TAVERN

115-119 E. MAIN STREET MANCHESTER MICH

PHONE 428-7000

Open Tuesday thru Sunday Closed Mondays

FRIDAY SATURDAY **BEEF BUFFET** 6 PM TO 10 PM

\$5.25 Per Person

DINNERS SERVED TUESDAY THRU THURSDAY 5 PM TO 9 PM

FRIDAY AND SATURDAY SUNDAY 5 PM TO 11 PM 12 TO 9 PM

BANQUET AND PRIVATE PARTIES FACILITIES

PHONE 428-7000 FOR INFORMATION

ALBER EXCAVATING

Drain Fields-Septic Tanks-Drive Ways-Limestone

Fill Dirt-Drain Field Stone-Mason Sand

Basements

PHONE 428-8628

7601 Hashley Road Manchester, Michigan

Manchester Village Leaf Pick-up

Friday, October 31

LEAVES MUST BE IN PLASTIC BAGS AND BY THE CURB

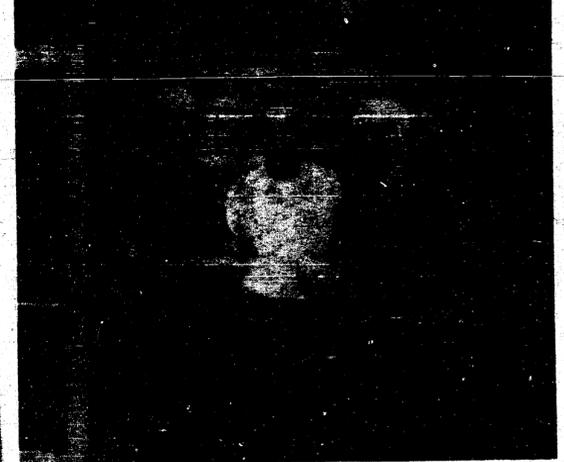
Bruce Daniels, Department of Public Works

THE MANCHESTER ENTERPRISE

MANCHESTER TOWNSHIP LIBRARY P. O.

109TH YEAR VOLUME NO. 1 15 CENTS PER COPY THURSDAY, NOVEMBER 6, 1975

Chrysler Exceeds Goal Klager School To Hold Book Fair November 11-13



Clarence Fielder, Chairman Industrial Division, Nelson Rooke, President Local 1284 UAW, Leonard Nawrocki, Personnel Manager.

The Chrysler Proving Grounds has again gone over their goal in their drive with the Manchester Community Chest drive. It was thru the fine cooperation of Mr. Nelson Rooke, president Local 1284 UAW and Mr. Leonard Nawrocki, Personnel Manager, that the continued success and goal of their drive is obtained. The Manchester Community Chest would like to thank all at Chrysler Proving Grounds.

Chick Says 95%

From The Board Of Education

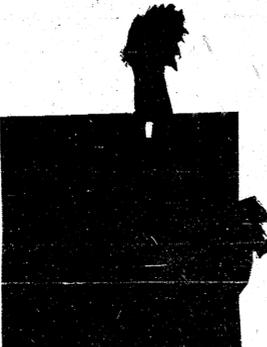
SELECTION OF NEW SUPERINTENDENT

The Manchester Board of Education is presently formulating procedure and criteria for the selection of a new superintendent of schools to succeed Mr. Robert D. Swartz, Superintendent of Schools, who is retiring at the end of the 1975-76 school year. Communications relative to this process may be directed in writing to Mr. Louis Vogel, President Manchester Board of Education.

SCHOOL AID REDUCTION PROPOSED

Governor Milliken has recommended executive order reductions in school aid of \$47,450,000. This is in addition to a 6 of 1% reduction already imposed on Michigan school districts. Locally this latest reduction would affect the Manchester School District by approximately \$18,000. This amount added to an earlier reduction of \$6300 would total a \$25,300 loss to the local district. With a projected 1975-76 year end cash balance of approximately \$2,000 this loss would mean a deficit or negative balance of some \$24,000 at the end of the 1975-76 fiscal year. The Manchester Board of Education would like citizens in the school district to write their elected representatives in Lansing protesting this proposed reduction in school aid.

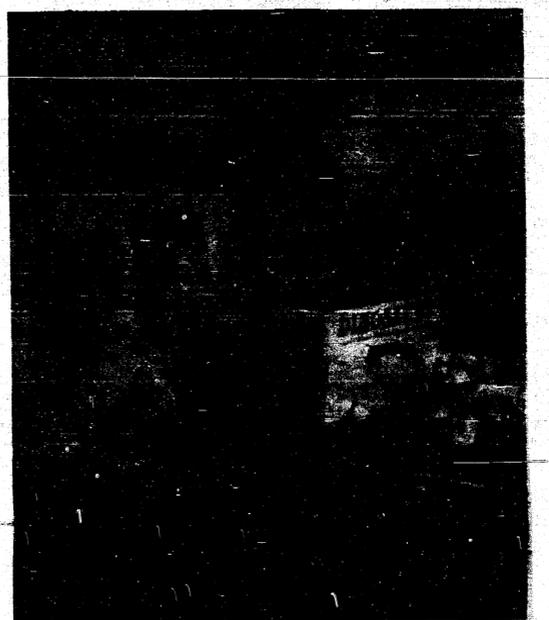
Representative Gary M. Owen from Ypsilanti is a member of the House Appropriation Committee. Senator Gilbert Barsley, Representative Michael Conlin and Representative Roy Smith may be contacted by writing to them at the State Capitol, Lansing, Michigan 48901.



Optimist Youth Appreciation Week

WHEREAS, the vast majority of the youth are concerned, knowledgeable and responsible citizens, and WHEREAS, the accomplishments and achievements of these young citizens deserve recognition and praise of their elders and WHEREAS, Optimist International has since 1954 developed and promoted a program entitled Youth Appreciation Week, and WHEREAS, the citizens of Manchester have indicated a desire to join with the Optimists in expressing appreciation and approval of the contributions of the youth, I therefore proclaim the second week of November as Youth Appreciation Week in Manchester, Michigan. By this action, let it be known that we have faith in the ability of today's youth as they assume responsible roles in the future of mankind.

David Lillie, Mayor



A visit to the Calico Cat Book and Gift Shoppe gave Kraig Sauter and Robert Scott, Klager school students, a chance to see the books, puzzles calendars and posters which will be available at the Klager School Book Fair starting November 11.

MANCHESTER HIGH SCHOOL FOOTBALL BAND CONCERT

On Tuesday, November 11, the student's at Klager School will have their first opportunity to see the book fair. On display November 11, 12 and 13 in the Klager Library will be books, puzzles, calendars, posters and murals from the Calico Cat Book and Gift Shoppe, Main Street. There will be a selection of the best authors and illustrators of childrens literature, as well as educational books on science, insects, space, etc. in paperback and hard cover editions. Also included will be selected books for teens and adults. This year students, parents and other Manchester residents may purchase the books at the book fair instead of ordering as in the past. For your convenience, the fair will be open from 6:30 - 8:30 p.m. on Wednesday, November 12. Plan now to attend and support the school library.

Bicentennial Meeting

There was a meeting of the Manchester Area Bicentennial Committee, on Tuesday, October 28. Thirty-one people were in attendance at the Luther Klager Elementary School, to discuss a project goal for monies earned during the 1976 Bicentennial. Many goals were discussed, among those were a historical museum and development of a city park. It was decided to investigate the possibilities more fully and make a decision at the next meeting. Activities, committees and souvenirs, bearing Manchester's seal, were also discussed. If you have an idea for a goal or a project, or if you would like to become a part of America's 200th birthday, join us at our next meeting. We will be getting together again on Tuesday, November 11, at 7:30 p.m. So, bring a friend, or come in a group, and meet us at the Luther Klager Elementary School. JOIN THE CELEBRATION!

ATHLETIC BANQUET

The Manchester Athletic Boosters regret to inform the public that the Fall Athletic Banquet on November 9 must be postponed due to contractual problems between the Manchester Educational Association and Manchester Board of Education. A future date will be announced. The Manchester Athletic Boosters

The Manchester Enterprise
305 Beaufort Street
Manchester, Michigan 48158
Phone 428-8173

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THE STAFF

Edward E. Steele, Publisher
Leone Steele, Editor
Darlene M. Orr, Assistant Editor
Cecilia Chapin, Feature Editor
Jon Roger Hardenbergh, Sports Editor

LETTERS TO THE EDITOR

Dear Editor,
The Washtenaw County Chapter of the American Red Cross would like to say "Thank you" to the residents of Manchester for their successful blood clinic on October 27. You are super people. As you probably know, southeastern Michigan is the largest metropolitan area in the nation to depend entirely upon volunteers to meet its blood needs. This all-volunteer system means safer and more efficient blood use in area hospitals. The five counties in southeastern Michigan, Washtenaw, Wayne, Oakland, Macomb and St. Clair, must collect 1,000 pints of blood a day to furnish area hospitals with total blood service. The burden of providing this needed blood rests upon the community. The October 27 blood clinic proved that the Manchester community is willing and able to meet the need for blood.
We look forward to being in Manchester

for another blood clinic on Friday, March 19, 1976.
Sincerely,
Cornelia Fry
Blood Director

May I begin by saying that this letter is long over due. Even though I have privately thanked Chief Zsenyuk, I have never publicly done so. Last spring while my parents, who are from Niles, were visiting, my father fell and broke his ankle. Unable to get my father up, my mother called the police department, and Chief Zsenyuk responded to the call. He in turn called the ambulance and had my father taken to the Chelsea Medical Clinic where he spent a month recuperating. As my parents were not familiar with the area, and we were out of town, this help from Chief Zsenyuk meant a great deal to us.

Just recently I had the opportunity to observe Chief Zsenyuk working with the young people of our community. I truly feel that we, the residents of Manchester, are most fortunate to have in our midst a man who in his role as a police officer is not only completely dedicated but also very aware and sensitive to the problems of today's world. He is a special person in his profession, and I sincerely hope that Chief Zsenyuk chooses to remain with us indefinitely.
Marie Garlick

Editors Comment:

PAUSE FOR THOUGHT FELLOW TAXPAYERS! THE ANNOUNCEMENT THAT THE HIGH SCHOOL FALL ATHLETIC BANQUET HAS BEEN CANCELLED MAKES US WONDER WHAT INDEED IS "EXTRA CURRICULAR".

THE HIGH SCHOOL COACHES ARE PAID A HANDSOME STIPEND FOR ALMOST EVERYTHING THEY DO. THESE MONIES WERE NEGOTIATED AND AGREED UPON, AND ARE BASED ON A PERCENTAGE OF THE SALARY. THIS IS IN ADDITION TO THE SALARY.

AT THIS TIME TO SUDDENLY ANNOUNCE THAT THE BANQUET IS NON-RELATED OR EXTRA CURRICULAR IS A SMALL, SHABBY TACTIC DESIGNED

TO USE THE DISAPPOINTMENT OF THE CHILDREN TO GAIN A TACTICAL ADVANTAGE IN THE CONTRACT QUESTION.

WITH THE VERY REAL ECONOMIC PROBLEMS EDUCATION FACES, THESE MANIPULATIVE MANEUVERS DO LITTLE TO ENHANCE THE PROFESSIONAL IMAGE OF THE TEACHERS.

MIDDLE SCHOOL GYM OPEN

This Saturday, November 8th, the Middle School gym will be open from 2-4 p.m. The task force group at the Middle School is offering this time to any Middle School students interested in leisure activities. Basketball, ping pong, chess etc. will be offered. Come when you can leave when you must.



RECEIVES PRIZE FOR ACHIEVEMENTS

Valerie Vogel, daughter of Mr. and Mrs. Louis D. Vogel, 11437 Pleasant Lake Road

received the Department of Education Prize for her academic achievements at Kalamazoo College.

YOUR CHURCH

EMANUEL UNITED CHURCH OF CHRIST
Rev. Joseph W. Wise, Pastor, Steven Jones, Assistant Pastor.
Quest 9:00 A.M. Worship 10:30 A.M. Plan to worship God regularly.

SHARON UNITED METHODIST
Corner Pleasant Lake Rd. - M-52.
Rev. Michael Peterlin, Pastor
Sunday School 10:00 a.m., Worship Service 11:00 a.m.

ST. THOMAS LUTHERAN
Rev. Jerome Dykstra, Pastor
Ellsworth Rd.
Sunday School & Bible Class 9:30 a.m. Worship Services 10:45 a.m.

ST. JOHN'S UNITED CHURCH OF CHRIST
Carl Asher, Pastor
Rogers Corners, Waters and Fletcher Rds.
Sunday School 9:30 a.m., Church Services 10:30 a.m.

BETHEL UNITED CHURCH OF CHRIST
Rev. Roman A. Reineck, Pastor
Schneider and Bethel Church Roads
Church Service 10:00 a.m., Sunday School 11:00 a.m.

MANCHESTER UNITED METHODIST
Rev. Walter R. Damberg, Pastor
Church School 9:15 a.m. to 10:15 a.m. Worship Service 10:30 a.m. to 11:30 a.m.

ST. MARY'S CATHOLIC CHURCH
Father Raymond Schlinkert
West Main Street
Sunday Masses 8:30 a.m. and 10:30 a.m. Monday thru Friday 8:30 a.m., Saturday, 7:00 p.m.

NORTH SHARON COMMUNITY BIBLE
William Enslin, Pastor
Sylvan and Washburn Road
Sunday School 10:00 a.m., Worship Service 11:00 a.m. (Nursery will be available) Junior Church Classes 11:00 a.m., Youth Meeting Senior High 6:00 p.m., Youth Meeting 6:00 p.m., Evening Worship Services 7:00 p.m. (Nursery available), Wednesday Bible Study and Prayer Meeting (Nursery available) 7:00 p.m. To your door Bus Transportation available 428-7222.

FAITH COMMUNITY CHURCH
Timothy Miles, Pastor
8400 Sharon Hollow Rd. off W. Austin Rd.
Worship Service 10:00 a.m., Sunday School 11:00 a.m., Sunday Evening Service 7:00 p.m., Sunday Evening Service 7:00 p.m., Wednesday evening 6:30 p.m., Junior Choir Practice, Prayer Meeting and Bible Study 7:30 p.m., Junior Prayer Meeting 7:30 p.m., Senior Choir Practice 8:00 p.m.

IRON CREEK CHURCH
Rev. Ralph Janofski, Pastor
Worship Service 10:00 a.m., Sunday School 11:15 a.m., Youth Service 6:30 p.m., Evening Service 7:30 p.m. Wednesday Evening: Junior Choir 6:30 p.m., Bible Study and Prayer Meeting 7:30 p.m., Senior Choir 8:30 p.m.

ZION LUTHERAN CHURCH
Rev. John R. Morris, Pastor
3050 S. Fletcher Road
Sunday School 9:00 a.m., Family Worship 10:15 a.m.

ST. JOHN'S EVANGELICAL LUTHERAN
Dennis Falk, Pastor
Sunday School 9:30 a.m., Church Service 10:30 a.m.

MANCHESTER BAPTIST CHURCH
Alan W. Morris, Pastor
122 W. Main St., Phone 428-7236
Sunday School 10 A.M., Morning Worship 11 A.M., Adult Bible Study 6 P.M., Youth and Childrens Bible Study 6 P.M., Prayer Meeting Wednesday 7 P.M., Saturday afternoon, Sunday School and Bus Visitation. Bus transportation 428-7682 or 428-7206. We Teach Salvation of Souls Through Jesus Christ our Lord. Tuesday through Saturday 9 til 1.

ST. BARNABAS EPISCOPAL CHURCH
Rev. Jerrold F. Beaumont, "Vicar"
Old U.S. 12-1/4 mile west of M52-Chelsea
10:00 a.m. Holy Eucharist and Morning Prayer.

BETHEL UNITED

Thursday, November 6, 8 p.m. Study Fellowship at St. John's Bridgewater.
Sunday, November 9, 10 a.m. Worship Service, Christian Enlistment. 11 a.m. Members are to meet with Enlistment advisors in dining room. Bethel Singers will present "Holy Moses" at Emanuel U.C.C. at 10:30 a.m. 5 p.m. Senior Youth Fellowship supper meeting.

MANCHESTER BAPTIST

Thursday, November 6, 6:30 p.m. Calling and canvassing teams meet at the church. Glad to call on anyone.
Saturday, 8 p.m. Mens Prayer Group at the church. Pray for our wonderful country.
Sunday, November 9, 6 p.m. Christian Training Course, special emphasis on becoming teachers, being taught by graduate of the Eta Training book course. All welcome.

Monday, November 10, 7:30 p.m. Cottage Bible Study. All welcome, 419 City Road, Manchester.
Wednesday, November 12, 8:00 p.m. Adult Choir Practice will be held after Prayer meeting services.

Friday, November 14, Baptist Sunday School Banquet in Lansing. Anyone needing a ride call 428-7236.

MANCHESTER UNITED METHODIST

Saturday, November 8, 7:30 a.m. Mens breakfast.
Monday, November 10, 8 p.m. Finance Committee Meeting.

Tuesday, November 11, 7 p.m. Pastor Parish Committee meeting.
Wednesday, November 12, 7 p.m. Cherub Choir rehearsal. 7:30 p.m. Wesley and Chancel choir rehearsal.

FAITH COMMUNITY

Thursday, November 6, Calling Night. Choir at the church at 6:45 p.m.
Saturday, November 8, Hay ride for the "Word of Life" group seventh through the twelfth grades at 6:30 p.m. at Dewey Gilbert Jr's.

Sunday, November 9, Holy Communion served during the 10 a.m. worship hour. Sunday school at 11 a.m. classes for all ages. At 5:45 p.m. the "Jet Cadets" and the "Word of Life" groups. Sunday evening service at 7 p.m. The "Afterglow" college age to meet at 8 p.m.

Monday, November 10, meet at 5:30 p.m. to go to the Herrick Nursing Home.
Wednesday, November 12, Junior Choir at 6:00 p.m. Deacons to meet at 6:30 p.m. Prayer Meeting and Bible Study at 7 p.m. Senior Choir at 8 p.m.

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EMANUEL UNITED

Thursday, November 6, The choir will meet as usual. 9:30 - 10:30 a.m. exercise group.

Friday, November 7, The Sr. Citizens will be taking a shopping trip to Ann Arbor leaving the church at 9 a.m. Fish fry 5-7 p.m.

Sunday, November 9, Presentation of cantata "Holy Moses" by Bethel Church choir during 10:30 a.m. worship hour. 6:30 p.m. Adult fellowship will meet for a meatless potluck and program on world hunger. 7:30 p.m. Youth fellowship will meet for fun and learning.

Monday, November 10, 7 p.m. Quilting. Tuesday, November 11, 1-4 p.m. Sr. Center will be open. 7:30 to 8:30 p.m. Exercise group.

Wednesday, November 12, 9:30 a.m. Senior Citizens Council. 6:30 p.m. Confirmation class.

Thursday, November 13, 8:00 p.m. Womens fellowship will work on Bazaar items.

SHARON UNTED METHODIST

Saturday, Nov. 8, 7:30 p.m. Sumya's Apple Festival.
Tuesday, Nov. 11, 3:30 Jr. Choir. 7:00 8:30 p.m. Jr. Youth Fellowship.

Wednesday, Nov. 12, 7:30 p.m. The Sr. Y.F. will meet at the church with Dana Burch as hostess.

Thursday, Nov. 13, 8 p.m. The High-Lights will meet at the home of Mr. and Mrs. Reno Feldkamp.

ST. THOMAS LUTHERAN

Sunday, November 9, Council Meeting 8:30 p.m.
Tuesday, November 11, Evangelism Callers 7:30 p.m.

Wednesday, Nov. 12, S.S. Teachers 7 Thurs., Nov. 13, Confirmation class 4:15p.m. Choir 8:00 p.m.

Area Obituaries

Mrs. Robertina Ratajowski
Whitmore Lake Convelescent Center

Age 79 years, formerly of Manchester, died Thursday night.

She was born September 6, 1896 in England the daughter of William and Mary Ogle Henderson. She was married to John Howlett who preceded her in death in 1938. She was then married to Joseph Ratajowski. He preceded her in death in 1964.

She is survived by a son, William Howlett of Gregory; a daughter, Mrs. Margaret Helrich of Pinckney; 12 grandchildren, and 23 great-grandchildren.

She was preceded in death by three brothers and two sisters.

Funeral services were held Monday at St. Mary's Catholic Church. Rev. Fr. R.R. Schlinkert officiated. Burial followed in Oak Grove Cemetery.

ALBER EXCAVATING

Drain Fields-Septic Tanks-Drive Ways-Limestone

Fill Dirt-Drain Field Stone-Mason Sand

Basements

PHONE 428-8628

7601 Hashley Road

Manchester, Michigan

WHAT TO DO FOR NERVOUS TENSION

Stress, tension, the uncertainties of life...all a part of modern high-pressure living, is taking its toll among Americans. According to authorities, one out of every ten American faces a nervous breakdown. More than \$600 million is spent each year on tranquilizers, barbiturates, anti-depressants, and similiar drugs in a vain effort to relieve nervous tension. The use of amphetamines, marijuana, LSD, or other drugs is motivated by nervous tension...a desire to escape from authority, society, or oneself...just as the housewife attempts to escape through the use of a tranquilizer. Nervous tension and its subsequent effect upon the human body, our national economy, and society, has become a critical problem.

There is a safe, effective help available for most victims of nervous tension disorders as chiropractic science has compiled a remarkable record in these cases. That is not to say chiropractic care can cure the "drug or dope addict", or eliminate the use of tranquilizers in every case in this world we live in today. But, doctors of chiropractic have found, through clinical experience with millions of patients, that there is a direct connection between the physical function of the nerve system and nervous tension disorders. Nervous tension and associated disorders are not always of purely emotional origin.

Chiropractic research has demonstrated that subluxated, or misaligned, spinal vertebrae contribute greatly to nervousness by creating an irritating tension on the physical nerves. Nervousness, emotional disorders... the inability to cope with modern stress can be the result of spinal nerve lesions. By correcting these spinal nerve problems through chiropractic physical stress to the nerve system is removed, and nervousness and emotional conflicts lessens or disappears.

CHIROPRACTIC FOR LIFE

CHIROPRACTIC CENTER

Phone 475-7633

7970 Clark Lake Rd Chelsea

Tecumseh

Chiropractic Life Center

PHONE (517) 423-7360

101 South Pearl Tecumseh

Bozo's Coming!

WITH

Mr. Whoodini

Sunday, November 9

2 PM

Chelsea High School

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North Lake Co-Op Nursery

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AND KRAUSS PHARMACY

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GROSSMAN-HUBER SERVICE

DUTCHMEN FALL AT STATE MEET

"I'm really sorry to have to put it this way, but, it was the poorest effort I've seen in my 3 years of coaching here." This statement by Dutch cross-country coach Larry Steeb pretty much sums up the performance of the team as they finished 21st and last in Saturday's state Class "C" finals at Charlotte.

It could probably be alleged that the flu had depleted the ranks (Gost Jerry Miller and Terry Brown) and that several others were weakened by lingering effects of the bug. Or that this was the cream of the crop and that a team should feel privileged just to qualify for this meet (the 3rd straight year for the Dutchmen). But, all that means very little to those Dutch warriors that return next fall and they've vowed to again make the state finals and at that time show a much more classy performance.

The first Dutch harrier to cross the line Saturday was Dan Heslip who finished 40th in a 147 runner field. Keith Moore was 89th, Kurt Norgaard 90th, Tom Opal 94th, Bob Padley 112th, Mike Forner 121st and Bob Smith 134th.

CROSS-COUNTRYMEN FINISH SECOND

The combination of the state's number one ranked Addison team and the flu bug proved to be too strong a duo this past Wednesday as our Dutchman cross-country team finished 2nd in the C.A.A. League meet in Clinton.

While several Dutch runners watched the meet because of illness Addison tallied 29 points (including a 1-2 finish by Brad Shaw and John Bradstreet) to 53 points for the Dutchmen. A fine Grass Lake team was the next finisher as they tallied 74 points, followed by Hudson at 97, Clinton at 139, Onsted with 141 and Morenci

finished in the basement with 187 points. Dan Heslip set a Manchester High Junior class record at 16:19 in finishing a strong 4th, while Bob Smith also gained All-League honors with an 8th place finish (16:38).

Bob Padley came through with his best performance ever with a solid 11th place finish and a sub 17 minute clocking of 16:41. Keith Moore finished 14th and Freshman "Flash" Kurt Norgaard was 16th to complete the scoring five. Moore's time was 16:53 while Norgaard was clocked at 16:59.

Tom Opal was 18th at 17:06 while fellow Senior Dan Schaible finished 30th at 17:35. The Dutch JV's also finished 2nd as they placed 2nd, 6th, 7th, 10th, and 13th to finish well back of Addison's 22 point total.

Mike Forner led the Junior Varsity with a solid 17:17 clocking in 2nd while Dave Gauthier was 6th at 17:56, Randy Bondy was 7th at 18:06, Darrell Clark was 10th at 18:36, and Eric Norgaard finished 13th at 19:16.

Gary Bondy and Steve Eversole also competed at the JV level despite injuries and finished 14th and 15th with 20:24 and 21:05 clockings.

MANCHESTER BURIES CLINTON 35-0

By Jon Hardenbergh

There were several superb jobs done Friday night but the one stand out was Junior quarterback Jeff Clark. Jeff had himself a regular field day as he ran 4 yards for the first Dutch TD, tossed a 14 yard pass to Mike Smith for a touchdown, intercepted a Redskin throw and 2 plays later hit Tim Kocesi on a 22 yard aerial for the td, and to cap his night, found Mike again for a 20 yard td pass. Craig Fielder got the other td for Manchester on a 40 yard scamper. Kicker

Dag Omre was perfect on the night as he booted 5 out of 5 point after touchdowns. Also, a word to the tough Dutch defense in shutting out Clinton despite a 4th quarter goal line stand.

Clinton received the opening kick-off and after 2 ms which gained 10 yards a piece I wasn't too sure what was to happen. But the Dutch defense settled down and stopped Clinton so the Redskins punted. Actually for the next 4 minutes it was punt, punt, punt. At the 5 minute mark Manchester had the pigskin and Craig broke thru the line and zoomed 50 yards before being knocked out of bounds on the 13. Tim then took the sphere 9 yards to the 4 and the next play awarded the Dutchmen 6 points as Jeff swept around the end at 3:56. Dag made it 7-0 with his successful conversion. Clinton closed the first quarter by staging a fairly decent drive but a penalty helped stall their drive so the Dutch took over on downs. Manchester moved right down the field receiving aid by penalties. Clinton was assessed 15 yards for personal foul so the Dutch

had first and goal at the 9. (On the very next play Manchester went back 5 for off-sides. This is when Jeff spotted Mike at about the 4 yard line. Jeff hit Mike-Mike bobbed the ball once then got control and scored 6. Dag kicked it thru to make it 14 zip at 7:06. Less than 1 minute later Jeff snared a redskin pass and returned it 7 yards to the 19. Again Manchester was off-side but two plays later Jeff spired the sphere 22 yards to Tim streaking down the right side line. Following Dag's extra point Manchester lead 21-0. The Dutch got the ball back before the half ended but Jeff in his desire to score was intercepted with 59 seconds left. Two plays later Curt Fielder returned the favor as he snared a Redskin bomb with 31 ticks of the clock left. But the fun wasn't over as Clinton grabbed the ball with 19 seconds remaining but this time the clock ran down. At half Manchester controlled 21-0.

Manchester received the second half kick and proceeded to march down the

Continued on page 5

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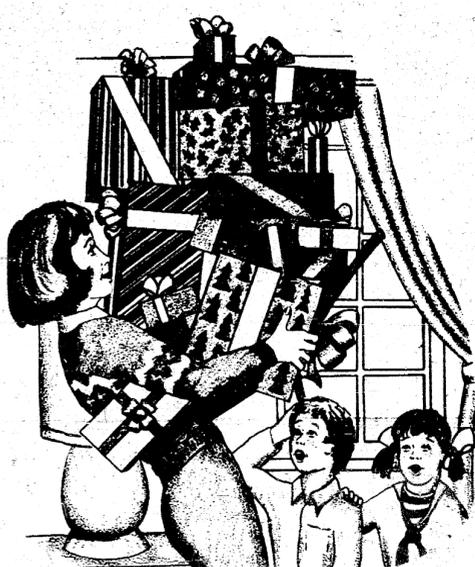
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MANCHESTER BURIES CLINTON 35-0

field. At 9:21 Craig stormed off left to go 40 yards for the td, Dag added the extra point increasing Manchester's lead to 28-0. Clinton put on a time consuming drive but the Dutch defense finally halted them on the 30 yard line. Several running plays later, one that netted 25 yards for Craig, Manchester was within striking distance. And strike they did as Jeff located Mike on the left side-tossed to him-result 20 yard td pass. With 6:33 left to play the Dutch held a 35 point lead. Then Clinton really put on the pressure. They charged right down to the Dutch 3 yard line. The defense held at 4th and goal at the one so our offense took over. Manchester was forced to punt and the gun sounded soon after giving the Dutchmen their second straight win and second consecutive shut-out. All in all Manchester posted 302 yards with Craig capturing 150 of these rushing.

On Friday the Dutchmen host St. Thomas. St. Thomas has a well-balanced team this year as they were tops in their league, being 7-0 and losing only 1 non-league game. Not only do they have a strong offense but the defense hasn't been scored on in 28 quarters! Come see the Dutch play their last game of the season.

DUTCH GIRLS VICTORIOUS

By Jon Hardenbergh

Last Tuesday neighboring Clinton came to Manchester for a basketball contest. Both varsity and JV girls had an easy time. Both Varsity and JV Dutch girls sent Clinton home on the losing end of the score. In the first game the Manchester JV girls had an easy time as Clinton was unable to score many points. At the half way mark Manchester led 21-7 and in the end the Dutch girls more than doubled Clinton's tally, 43-20.

The Varsity game was quite rough, and at the end of the first period of play the score was tied 8-8. The second period belonged to the Dutchettes as their offense popped for 14 points while the defense

held Clinton to a mere 2 points. Manchester had a 12 point lead at halftime 22-10. The tables turned slightly in the third quarter as Clinton added 7 points before Manchester connected. By the close of the third period Clinton trailed by 5, 26-21. Clinton kept pouring on the power and with only 3:42 left in the contest had pulled within 1, 30-29. But the Dutch girls banded together and in 1 minute and 12 seconds had burned the nets for 6 points. This was the straw that broke Clinton's back as Manchester finished as the victors.

7TH AND 8TH GRADE FOOTBALL SQUADS WIN BIG

By Jon Hardenbergh

Both Middle School teams capped their season with victories as Manchester supplied too much offense for the Clinton groups to handle. The 7th grade boys behind the strong running of Nick Krzyzanski shellacked the Redskins 30 to 6. In the 8th grade game Clinton was unable to stop Gary Daniels. Gary ran back a kid off for some 60 yards, a punt for 66 yards and motored into the end zone 2 other times for a grand total of 4 TD's. Manchester ended the game with a final tally of 42-12. Al though this game ended in happiness the season records aren't too good. The 7th grade finished 2-3 while the 8th grade concluded 2-4.

TRIVIA

By Jon Hardenbergh

In the last week and a half Manchester has faced Clinton in 7 competitive sports and of these 7 won all 7. Cross Country, Girls Varsity and JV squads, 7th grade football and 8th grade football, JV football and Varsity football. WELL DONE Dutch athletes.

LAST FRIDAY'S RESULTS

Manchester 35 and Clinton 6
Hudson 30 and Bronson 0
Addison 32 and Grass Lake 8
Morenci 33 and Onsted 13

UP-COMING SPORTS

November 6, Girls Basketball face Onsted in Manchester.
November 7, Varsity Football Squad hosts St. Thomas.
November 11, girls basketball team travels to Grass Lake.

Special congratulations to the Hudson squad. On Friday past they defeated Bronson 30-0 to now win 70 straight. If they are victorious Friday over Hillsdale they will tie the National record.

SPUR OF THE MOMENT HORSE CLUB

The last show of the season, of the Spur of the Moment Horse Club, was held in Whites Arena, on October 5th, and the Grand and Reserve Champion winners for the year were awarded, after the show. We want to thank all the nice people that came and had fun at our show, and who made the move from Adrian, to Manchester a success, for the first year. We have every intention of having the arena enlarged before the start of the season, in the spring and want to have some new things to make it more interesting, and exciting. There will be a meeting of the members of the Spur of the Moment Club at Annie White's on Sunday, November 9th, at 2 p.m. We awarded two worker awards to the people voted by the members to be the most eager to help and are always there when they are needed and they were Eugene White and Margaret Brown. Thank you both.

The following are the Grand Champions and the Reserve Champions for the year: Pony Halter: GC Bonny, owned and shown by Cindy Brodrick. RC was a tie, Tina owned and shown by Lisa Brodrick and Kronos Brunette owned by Peggy Lynn Miller and shown by Jean Davis. 16 and under: Kalliff owned and shown by Linda Carlson was GC and RC was Queenie, owned and shown by Dawn Killpatrick. Men and Women: a tie for GC between Annie White's horse, Torpedo, and Jean Davis and her mare Scat Girl Kelly. RC

was Red owned and shown by Denise Killpatrick. Pleasure classes, Pony, GC Bonny, owned and ridden by Cindy Brodrick and RC was Tina, owned and shown by Lisa Brodrick.

16 and under, GC again Kalliff, owned and ridden by Linda Carlson and RC was Queenie owned and ridden by Dawn Killpatrick. Men and Women: GC was Scat Girl Kelly owned and ridden by Jean Davis and Reserve champion was a tie between Annie White and Torpedo and Denise Killpatrick and her horse Red.

The Sped Events, with their Year end trophy winners are as follows: Little Pony: GC is Ria, owned by Annie White and ridden by Gary Bollinger, RC was beauty owned and ridden by Chudde Bollinger.

Big Pony: GC was Jeppers, owned and ridden by Theresa Brodrick and RC was Tina, owned and ridden by Lisa Bollinger. 16 and Under: GC Kalliff, owned and ridden by Linda Carlson and RC was Queenie owned and ridden by Dawn Killpatrick. Women: Torpedo, owned and ridden by Annie White and RC was Scat Kelly owned and ridden by Jean Davis. Men: GC was Duane Bollinger, riding Robin and RC was Goldie ridden by Leonard Spiegelberg.

Special mention should be noted for the team of Kalliff and Linda Carlson who came home with all three GC trophies for all three of the different event, Halter, Pleasure and Sped events. Congratulations on a job well done.

Hope to see all of you and more at the first show of the 1976 season in May on the first Sunday.

SATURDAY NITE SINGLES

The Saturday Night Singles will have a dance this Saturday, November 8, at the Ann Arbor "Y", from 9 p.m. to 12 midnight. This dance is for single, widowed or divorced adults over 25. There will be a pot luck before the dance. Bring a dish to pass plus 75¢.

NOTICE

The Huron Valley Bottle and Insulator Club will meet at the National Bank & Trust, Tompson and William Street, Ann Arbor at 7:30 p.m. Wednesday, November 12.

Guests welcome. For further information call 428-8123.

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J.V.'S WIN L.C.A.A. CHAMPIONSHIP

The Manchester J.V. Football team concluded a very successful season by downing Clinton 18-0 and thus clinching the J.V. Championship. Bouncing back from a disappointing loss to Dundee, the Dutch played a solid overall game to finish the way it started, on a win.

Manchester got on the board in the first quarter on a fine run by Jim Lenhart. Facing a third down and 8, Craig Rogers pitched out to Lenhart on a flash and he simply left all defenders in the dust as he raced in for the score. The points after failed.

The defense again playing well, held Clinton off as Manchester regained possession of the football. The offense moved the ball well as Bob Weirich and Dave Slane combined on fine runs to set-up the second touchdown. Dave Slane broke three tackles and rambled in for 6 points. Again the points after failed. At the half, Manchester led 12-0.

The second half was characterized by good defense and sound offense. The Dutch were to score one more touchdown. On the same play which he scored earlier, Jim Lenhart raced 60 yards on a flash to put the game out of reach, 18-0. Throughout the game and especially in the second half, the entire Manchester squad saw considerable action. Every member did an excellent job which made possible the "team victory."

The coaches would like to express their praise, gratitude, and admiration to the J.V. Football for their fine effort and achievements this year. In addition, we

would like to note our appreciation to all the parents, and fans for their support and interest which added that extra dimension to our games.

Coach Bartels

J.V. FOOTBALL L.C.A.A.

Manchester	5-0-1
Hudson	5-1-0
Addison	4-2-0
Morenci	3-2-1
Onsted	1-5-0
Clinton	1-5-0
Grass Lake	1-5-0

8TH GRADERS ARE DEFEATED

The Manchester eighth grade girls were defeated for the first time in 4 outings by a tough Ida team 28-23.

Brenda Benedict Took scoring honors with 13 points. Deanna Clark scored right while Nancy Egeler scored 2.

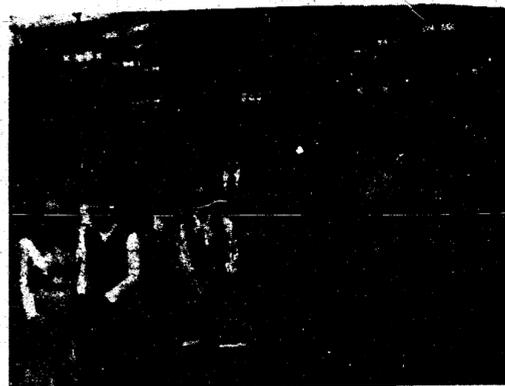
The next game is (was) with Hudson on November 4 and we will finish our season against Jackson Catholic on Wednesday, November 5.

7TH GRADERS BOUNCE BACK

After a tough loss to Jackson Catholic the seventh grade girls basketball team came back and defeated Ida 34-17.

We had a balanced scoring attack with Laura Homer scoring 10, Kathy Gotta 8, and Mary Blumenauer 6, Carol Buss 4 and Lynda Krzyzanski, Laurie Fitzgerald, and Kathy Kensler each finished with 2.

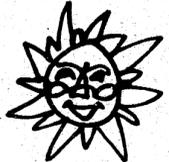
Their record is 3 and 1 and they will see action against Hudson and Jackson Catholic to finish their season.



Part of the 722 at North Sharon Bible Church October 19, 1975.

The North Sharon Bible Church would like to report to the glory of God that they met their goal for round up Sunday of 700 in church on October 19. On this Sunday, 722 people attended services at the North Sharon Bible Church and there were over 60 first time decisions to receive Christ as their saviour. The people of North Sharon would like to thank God for His faithfulness.

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Financial and Statistical Report

OF Manchester Public School

District

AS OF JUNE 30, 1975

To the Honorable President and Members of the School Board
Manchester Public Schools
Manchester, Michigan 48158

We have examined the balance sheets of the General Fund, Debt Retirement Fund and Building and Site Fund of the Manchester Public Schools as of June 30, 1975, together with the related statements of revenues and expenditures for the fiscal year then ended. As a corollary to the foregoing, we have examined the statements of receipts and disbursements of the Internal Activities Fund, the Building Trades Revolving Fund and the Nellie Ackerson Valedictorian Scholarship Fund for the same period. Our examination was made in accordance with generally accepted auditing standards and accordingly included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances. An audit of child accounting records was made by the office of the Superintendent, Washtenaw County Intermediate School District. The scope of our audit did not include any test of the child accounting records.

In our opinion, the statements mentioned above present fairly the assets and liabilities of each fund at June 30, 1975 and the revenues and expenditures (receipts and disbursements) and changes in fund equity for each fund for the year then ended in conformity with revised accounting procedures for Michigan school districts on a basis consistent with the preceding year.

Paul V. Engstrom & Co.
Southfield, Michigan August 27, 1975

MANCHESTER PUBLIC SCHOOL DISTRICT Statistical Information

Value of Buildings and Equipment	\$4,465,850
Number of Classrooms	82
Number of Pupils	1334
Number of Teachers	69
Ratio of Pupils to teachers	19.3 -1
Total Funds spent for Instructional Personnel	905,944
Teachers Salaries	
Minimum BA Level	\$8,731
Maximum MA Level	\$14,689

The following annual financial statement of the Manchester Public School District as of June 30, 1975 includes the revenue and expenditures for the general fund, debt retirement funds and other pertinent financial information. The audit was completed under the direction of Mr. Bruce Barton, Certified Public Accountant, with the accountant firm of Paul V. Engstrom and Co.

GENERAL FUND BALANCE SHEET, JUNE 30, 1975

-- ASSETS --	
PETTY CASH	\$ 125
CASH IN BANK - Union Savings Bank of Manchester	238,807
ACCOUNTS RECEIVABLE	13,658
TAXES RECEIVABLE - Note C	1,994
INVENTORIES	189
DUE FROM REVOLVING FUNDS - Note D	9,308
PREPAID INSURANCE	4,648
Total	\$268,739
-- LIABILITIES AND FUND EQUITY --	
LIABILITIES:	
Accounts payable	\$ 36,489
Salaries payable	158,327
Accrued expenses	11,770
Total Liabilities - Note E	\$198,786
CONTINGENT LIABILITY - Note F	
FUND EQUITY:	
General Fund balance, June 30, 1974	\$205,287
Net decrease in fund equity during the year	135,334
General Fund balance, June 30, 1975	69,553
Total	\$268,739

GENERAL FUND REVENUES AND EXPENDITURES FOR THE PERIOD FROM JULY 1, 1974 TO JUNE 30, 1975

REVENUES:	
Revenue from local sources:	
General fund property tax	\$ 935,503
Interest on penalties on delinquent tax	1,681
Total general fund property tax	\$ 937,184
Taxes other than property tax	488
Tuition from patrons:	
Elementary grades	107
Secondary grades	142
Summer school	150
Adult education	305
Total tuition from patrons	714
Revenue from revolving funds:	
Food service	30,528
Student body activities:	
Athletics	12,457
Pleasant Lake Elementary	98

Luther Klager Elementary	5,360
Ackerson Middle School	8,803
Building Trades Fund	4,413
Total student body activities	31,921
Total revenue from revolving funds	62,449
Interest on Certificates of Deposit	8,795
Miscellaneous revenue	155
Total revenue from local sources	\$1,009,785

Revenue from state sources:	
Direct appropriations from state:	
State school aid - Current	\$381,342
Driver education	2,880
Total	384,222

Appropriations from the state representing redistribution of federal funds:	
Vocational education	2,850
PL 89-10 - Title I	19,241

Total revenue from state sources	22,091
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Total general fund revenues - Forward	\$1,416,098
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Incoming transfers from other school districts in the state-County special education allotment	23,544
--	--------

Total general fund revenues plus incoming transfers from other school districts	\$1,439,642
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EXPENDITURES:	
Instruction	\$1,020,068
Administration	70,213
Health services	1,173
Transportation services	104,173
Operation of plant	152,837
Maintenance of plant	39,126
Fixed charges	94,709
Capital outlay	15,126
Community services	2,890
Student services	58,323
Outgoing transfers	16,328
Total general fund expenditures	1,574,976

EXCESS OF REVENUES OVER EXPENDITURES RESULTING IN A NET DECREASE IN FUND EQUITY	\$ 135,334
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DEBT RETIREMENT FUND BALANCE SHEET, JUNE 30, 1975

-- ASSETS --	1966	1967	1970	Total
CASH IN BANK:				
Commercial checking account	\$ 327	\$ 471	\$ 174	\$ 972
Certificates of Deposit	85,000	63,500	25,000	173,500
Bond and coupon accounts	408	725	300	1,434
Total cash in bank	85,736	64,696	25,474	175,906
TAXES RECEIVABLE	64	103	40	207
ACCRUED INTEREST RECEIVABLE	754	871	161	1,786
Total	86,554	65,670	25,675	177,899
-- LIABILITIES AND FUND EQUITY --				
LIABILITIES - Due on matured bonds and coupons - Note G	409	725	300	1,434
FUND EQUITY:				
Debt Retirement Fund equity, June 30, 1974	86,073	63,848	24,153	174,074
Net increase (decrease) in fund equity	72	1,097	1,222	2,391
Debt Retirement Fund equity, June 30, 1975	86,145	64,945	25,375	176,465
Total	86,554	65,670	25,675	177,899

DEBT RETIREMENT FUND REVENUES AND EXPENDITURES FOR THE PERIOD FROM JULY 1, 1974 TO JUNE 30, 1975

REVENUES:	1966	1967	1970	Total
Debt retirement fund property tax	27,866	39,809	13,535	81,210
Interest and penalties on delinquent taxes	112	133	54	299
Interest on current deposits	4,918	3,382	1,183	9,483
Total revenues	32,896	43,324	14,772	90,992
EXPENDITURES:				
Redemption of serial bonds at maturity	15,000	15,000	5,000	35,000
Interest on bonded debt	17,819	27,100	8,550	53,469
Paying agent fees		121		121
1969 taxes written off	5	6		11
Total expenditures	32,824	42,227	13,550	88,601

EXCESS OF REVENUES OVER EXPENDITURES RESULTING IN A NET INCREASE IN FUND EQUITY	72	1,097	1,222	2,391
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BUILDING AND SITE FUND BALANCE SHEET, JUNE 30, 1975

-- ASSETS --	1976	1970	Total
Fund	Fund	Fund	

CASH IN BANK - Union Savings Bank of Manchester	\$ 28	\$211	\$239
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-- FUNDEQUITY --

BUILDING AND SITE FUND EQUITY:			
Balance, June 30, 1974	\$ 28	\$546	\$574
Expenditures for current year		335	335
Balance, June 30, 1975	\$ 28	\$211	\$239

BONDED DEBT JUNE 30, 1975

Serial Bonds dated March 1, 1966:
Issue voted December 16, 1965 to erect and furnish an addition to the Manchester High School and remodel the existing building, for which an increased tax levy of 3 mills for years beginning in 1966 was approved. Original bond issue was \$520,000.00.

Bonds outstanding June 30, 1975:

Bond Number	Due Date	Principal Outstanding	Interest Rate	
24-41	5/1/76-82	15,000 a year	105,000	4 %
42-61	5/1/83-87	20,000 a year	100,000	4 1/8 %
62-86	5/1/88-92	25,000 a year	125,000	4 1/8 %
87-104	5/1/93-95	30,000 a year	90,000	4 1/8 %
Total outstanding		\$420,000		

Bonds #18, #19, and #20 which matured and were retired during the year amounted to \$15,000.

Note: Bonds numbered 39 to 104, inclusive, maturing May 1, 1982 and subsequent years as stated above are callable on or after May 1, 1981 at par value and accrued interest plus a premium as follows:

\$125 if called on or after May 1, 1981
100 if called on or after May 1, 1984
75 if called on or after May 1, 1987
50 if called on or after May 1, 1990
25 if called on or after May 1, 1992
None if called on or after May 1, 1994

Interest is payable May 1st and November 1st each year.

Huron Valley National Bank, Ann Arbor, Michigan - Agent.

Serial Bonds dated September 1, 1967:
Issue voted June 12, 1967 to erect and furnish a new elementary school for which an increased tax levy of 1.98 mills for 29 years beginning in 1967 was approved. Original bond issue was \$650,000.

Bonds outstanding June 30, 1975:

Bond Number	Due Date	Principal Outstanding	Interest Rate	
19-27	5/1/76-78	15,000 a year	45,000	5.00%
28-31	5/1/79	20,000 a year	20,000	5.00%
32-47	5/1/80-83	20,000 a year	80,000	4.75%
48-52	5/1/84	25,000 a year	25,000	4.75%
53-67	5/1/85-87	25,000 a year	75,000	4.60%
68-85	5/1/88-90	30,000 a year	90,000	4.60%
86-106	5/1/91-93	35,000 a year	105,000	4.65%
107-130	5/1/94-96	40,000 a year	120,000	4.70%
Total outstanding		\$560,000		

Bonds #16, #17 and #18 which matured and were retired during the year amounted to \$15,000.

Note: Bonds #32 through 130, inclusive, maturing May 1, 1980 and subsequent years as stated above are callable on or after May 1, 1979 at par value and accrued interest plus a premium as follows:

\$150 if called on or after May 1, 1980
125 if called on or after May 1, 1982
100 if called on or after May 1, 1985
75 if called on or after May 1, 1988
50 if called on or after May 1, 1991
25 if called on or after May 1, 1993
None if called on or after May 1, 1995

Interest is payable May 1st and November 1st each year.

Citizens Commercial & Savings Bank, Flint, Michigan - Agent.

Serial Bonds dated July 1, 1970:

Issue voted May 4, 1970 to remodel and refurnish the Intermediate school for which an increased tax levy of .82 mills was approved for sixteen years beginning in 1970. Original bond issue was \$160,000.

Bonds outstanding June 30, 1975:

Bond Number	Due Date	Principal Outstanding	Interest Rate	
18-32	5/1/82-86	15,000 a year	75,000	6.20%
Total outstanding		\$135,000		

Bond #5 which matured and was retired during the year amounted to \$5,000.

Note: Bonds numbered 21 to 32, inclusive, maturing May 1, 1983 and subsequent years as stated above are callable on or after May 1, 1982 at par value and accrued interest plus a premium as follows:

\$100 if called on or after May 1, 1982
None if called on or after May 1, 1985

Interest is payable May 1st and November 1st each year.

Ann Arbor Bank, Ann Arbor, Michigan - Agent.

NELLIE ACKERSON VALEDICTORIAN SCHOLARSHIP FUND RECEIPTS AND EX RECEIPTS AND DISBURSEMENTS FOR THE PERIOD FROM JULY 1, 1974 TO JUNE 30, 1975

RECEIPTS:	
Interest on certificates of deposit	\$212
Dividends on Common stock	9
Total receipts	\$221

DISBURSEMENTS-Scholarship grant to Michelle Jenkins	300
---	-----

EXCESS OF DISBURSEMENTS OVER RECEIPTS RESULTING IN AN INCREASE (DECREASE) IN FUND EQUITY	(\$ 79)
--	---------

FUND BALANCE, JULY 1, 1974	4,684
----------------------------	-------

FUND BALANCE, JUNE 30, 1975 - Note H	\$4,605
--------------------------------------	---------

BALANCE ON JUNE 30, 1975 CONSISTS OF THE FOLLOWING:	
---	--

Cash in Union Savings Bank of Manchester	
Commercial checking account	\$ 1
Time Savings certificates	\$3,460
Common stock of Brown & Sharpe Manufacturing Co. - Note H	1,144
Total	\$4,605

NOTE A - Accounting Policies

In accordance with practices followed by school districts, the accounts of the General Fund, Debt Retirement Fund and Building and Site Fund are kept on a modified accrual basis under which the more important revenues and expenditures are accrued. Exceptions are made for accrued interest on outstanding bond indebtedness and transportation equipment contracts. Both of these items are considered as payable from appropriations of future years and are therefore not accrued.

Accounts of the Internal Activities Fund, Building Trades Revolving Fund and Nellie Ackerson Valedictorian Scholarship Fund are kept on a cash basis.

NOTE B - Cash in Bank

Cash in bank is invested in savings deposits receipts whenever it is not required immediately for payment of current bills. At June 30, 1975, \$238,000 was invested in such deposits.

NOTE C - Taxes Receivable

Taxes receivable include approximately one-half delinquent personal property taxes from Washtenaw County residents and one-half delinquent taxes from Jackson County residents.

A dispute exists between local township treasurers and the Washtenaw County Treasurer concerning the by the local treasurers of a rounded up State Equalize Value factor which results in a small amount of extra tax to the local community. The State and County contend that this extra tax yield must pass through to the school districts. The local treasurers contend that state law allows them to keep this excess. This excess collected by local treasurers during the current fiscal year totals \$2,410 all of which has been paid to Manchester Public Schools except \$707 which is carried as Taxes Receivable at June 30.

NOTE D - Due from Revolving Funds

Amount due from revolving fund on June 30, 1975 comprises the following:	
Food services	\$ 951
Book store	(115)
Student body activities	8,472
Total	\$9,308

NOTE E - Total Liabilities

Transportation equipment contracts payable to Union Savings Bank of Manchester, aggregating \$102,797 on June 30, 1975, as shown by the schedule included in additional financial information, are not shown as a Liability on the General Fund Balance Sheet. This omission is in compliance with regulations of the Manual of Instructions, Finance Accounting for Michigan School Districts.

NOTE F - Contingent Liability

An agreement with the Manchester Teachers Association provides that teachers may accumulate unused sick time up to a maximum of one hundred days. Such accumulation may be used in subsequent years if absence exceeds the current year allowance, or upon legal retirement a teacher shall receive an amount equivalent to twelve dollars for each day of unused sick time. This provision does not apply to teachers who quit to teach elsewhere. Estimated contingent liability at June 30, 1975 under this provision is \$11,073.

NOTE G - Due on Matured Bonds

Funds are on deposit in the bond and coupon account for payment of all matured bonds and coupons which have not been presented by the holders.

NOTE H - Scholarship Fund

This fund was established by the School Board with the proceeds of a bequest from the estate of the late Nellie Ackerson. It is the intent of the Board to use the income from this fund to provide a scholarship for the valedictorian of each graduating class.

NOTE I - Common Stock

Investment in common stock of Brown & Sharpe Manufacturing Co. is carried at the appraised value of \$1,144 used by the executor of the estate. Current market value on June 30, 1975 was \$358.



Local students will get a peek at the future when General Motors national assembly programs, Previews of Progress appears at Manchester High School, 10:15 a.m., November 13 and the Manchester Middle School at 2:00 p.m. November 13.

"Man-Made Molecules" - Synthetic rubber produced in only 60 seconds is one of the dramatic demonstrations in General Motors live science assembly program, "Previews of Progress." The lecturer mixes two liquids in a pop bottle, shakes well, and out jumps a mass of synthetic rubber 15 times the volume of the bottle. The jumping rubber experiment is one of nine sequences in the show which dramatize new materials and products made possible by research in science and engineering. The admission-free, 40-minute program dramatizes the wonders of research in non-technical terms before one million American students and adults annually.

Correction on the Repeal date on the SHARON Township Zoning Ordinance.

ARTICLE L0

TITLE, PURPOSES AND LEGAL CLAUSES

SECTION L01 - TITLE This Ordinance shall be known and may be cited as "The Zoning Ordinance of Sharon Township".

SECTION L02 - REPEAL OF ORDINANCE The Sharon Township Zoning Ordinance adopted on June 24, 1960 and all amendments thereto are hereby repealed effective coincident with the effective date of this Ordinance.

LEGAL NOTICE

STATE OF MICHIGAN, COUNTY OF WASHTENAW, TOWNSHIP OR SHARON

SHARON TOWNSHIP ORDINANCE NO. 5

ORDINANCE TO PROHIBIT TRESPASS UPON PUBLIC AND PRIVATE PROPERTY

THE TOWNSHIP OF SHARON, WASHTENAW COUNTY, MICHIGAN

Ordains:
SECTION I TRESPASS IS PROHIBITED If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

SECTION II SPECIFICALLY ENUMERATED TRESPASSES

Without constituting any limitation upon the provisions of Section I hereof, any of the following acts by the person, firm, or corporation shall be deemed included among those that constitute trespasses in violation of the provisions of said Section I and appropriate action may be taken hereunder at any time or from time to time to prevent or punish any violation or violations of this ordinance.

The aforesaid enumerated acts shall include:

- (a) Any entry upon the premises, or any part thereof, or another, including any public property in violation of a notice posted or exhibited at the main entrance to said premises or at any point of approach or entry or in violation of any notice, warning or protest given orally or in writing by any owner or occupant thereof; or
- (b) The pursuit of a course of conduct or action incidental to the making of an entry upon the land of another in violation of a notice posted or exhibited at the main entrance to said premises or at any point of approach or entry or in violation of any notice, warning or protest given orally or in writing by any owner or occupant thereof; or

tion of any notice, warning or protest given orally or in writing by any owner or occupant thereof; or

(c) A failure or refusal to depart from the premises of another in case of being requested, either orally or in writing by any owner or occupant thereof; or

(d) An entry into or upon any vehicle, aircraft or watercraft made without the consent of the person having the right to possession or control thereof or a failure or refusal to leave any such vehicle, aircraft or watercraft after being requested to leave by the person having such right.

SECTION III SEVERANCE CLAUSE:
If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

SECTION IV PENALTIES:
Any person, firm or corporation, violating any of the provisions of this ordinance shall, upon conviction thereof, be fined in an amount not exceeding One Hundred Dollars (\$100.00) or imprisonment in the Washtenaw County Jail for a period not to exceed ninety (90) days or both.

SECTION V
This ordinance shall take effect thirty (30) days after its publication in the Manchester Enterprise. Effective date October 30, 1975.

Duane R. Haselschwerdt
Sharon Township Clerk
Allen A. Aher, Sup.

The foregoing ordinance was adopted at a regular meeting of the Sharon Township Board held at the Township Hall in said Township on October 30, 1975 in accordance with notice thereto. Said ordinance was ordered published in the Manchester Enterprise, a newspaper having general circulation in the Township within one week after its passage and was so published on November 6, 1975.

Duane R. Haselschwerdt
Sharon Township Clerk

STRIKES 'N SPARES

JOLLY KEGLERS

Ron's Tree Service	42
Carol's Cut & Curl	37
Grossman-Huber	36
Krauss Pharmacy	32
J.F. Seltz & Sons	27
Manchester Enterprise	15
HIGH TEAM SERIES	48
KA	
Krauss Pharmacy	2491
Ron's	2463
Carol's	2419
J.F. Seltz & Sons	2419
HIGH TEAM GAME	
Ron's	876
Carol's	866
J.F. Seltz & Sons	858
HIGH INDIVIDUAL SERIES	
P. Schmidt	596
N. Flint	555
I. McGee	549
HIGH INDIVIDUAL GAME	
P. Schmidt	233
I. McGee	203
E. Weir	200
C. Britten	200
500 SERIES	
P. Schmidt	596
J. Withrow	510
200 GAMES	
P. Schmidt	233

SPIRIT OF '76

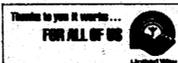
Yankee Doodle	6
Pilgrims	4
Confederates	4
New England Patriots	4
Custer's Stand	3
New Dealers	3
HIGH GAME	
Ted Roberts	220
Chink Roller	204
Ralph Wurster	181
HIGH GAMES WOMEN	
Wanda Tirb	189
Donna Gill	169
Wanda Tirb	165
HIGH TEAM SERIES	
Custer's Stand	1758
New England Patriot	1728
Yankee Doodles	1728
HIGH INDIVIDUAL SERIES MEN	
Ted Roberts	574
Chink Roller	550
Clarence Fielder	496
HIGH INDIVIDUAL SERIES WOMEN	
Wanda Tirb	492
Donna Gill	476
Phyllis Wurster	398

MANCHESTER TOWN CLUB

Tool & Die	39
Union Savings Bank	39
Jenter Funeral Home	35
C & J Driveaway	35
Manchester Plastics	34
Sid Cook Plumbing	34
Donut Time U.S.A.	31
Tom Marshall Ford	27
Norm Walz Construction	24
Town Laundry	17
HIGH TEAM SERIES	
ACT. Tool & Die	2460
W/H Jenters	2333
HIGH TEAM GAME	
ACT. Tool & Die	860
W/H Jenters	846
HIGH INDIVIDUAL SERIES	
JoAnn Clark	566
Polly Brokaw	561
Irene Wurster	560
HIGH INDIVIDUAL GAME	
JoAnn Clark	225
Ruth Dayss	222
500 SERIES OF THE WEEK	
Ruth Dayss	531
Polly Brokaw	518
Jean Smith	511
200 GAMES OF THE WEEK	
Ruth Dayss	222

MANCHESTER BUSINESS MENS

Union Savings Bank	18
Tool & Die	16
Superior Land Dev.	8
Wolverine Bar, Allstar Con.	16
Brown's TV	14
Krauss Pharmacy	14
American Legion	14
Tom Marshall Ford	12
Albers Excavating	12
Albers Orchard	12
K & W Farm Supply	12
DuRussel Brothers	11
Double A Products	10
Spikes Mobil	9.5
Smith Pallet	9.5
Gambles Store	9
Grossman-Huber Golf	6
G. Wacker Inc.	5
HIGH TEAM SERIES	
Brown's TV	3141
Wolverine Bar	3100
DuRussel Brothers	3069
HIGH TEAM GAME	
Brown's TV	1123
Krauss Pharmacy	1109
Wolverine Bar	1105
HIGH INDIVIDUAL SERIES	
Don Stockwell	625
Jim Sloat	626
Dave Petch	616
HIGH INDIVIDUAL GAME	
Chuck Steele	257
Fritz Wurster	237
Loren Heller	236



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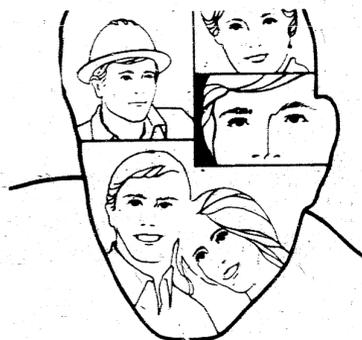
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\$109.95 MINI MAC 25 with Chain Brake

- Chain Brake stops moving chain in milliseconds, to reduce the hazard from kick back.
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The United Way

ADV. COURTESY OF THE MANCHESTER ENTERPRISE

HURON VALLEY COUNCIL SECURITY SPECIALISTS SOUGHT

The Huron Valley Council of Co-Operative Nurseries will hold its 10th annual Workshop on November 15 at Eastern Michigan University at the Roosevelt Hall, Department of Home Economics at 8 a.m. to 1 p.m. A large selection of informative seminars directed for people involved with pre schoolers parents and teachers. Any interested parties can obtain registration forms by calling Chris Jacobs at 428-7172.

A critical shortage of men qualified to serve as security specialists in the United States Air Force has incited local Air Force recruiters to seek individuals interested in wearing the gleaming Air Force security badge. According to Sergeant William Hughes of the Air Force recruiting office here, persons between the ages of 17-27 who otherwise meet all the qualifications for

entry into the Air Force, can receive guaranteed training in this important career area. Just what does a security specialist do? "After the young man completes six weeks basic training at Lackland Air Force Base, Texas, he received five weeks basic security police training at the Air Force Security Police Academy, also located at Lackland," says Sergeant Hughes. "The title pretty much tells it like it is," he continues. "Each man assigned to the

career area is given specialized training in preserving the security of Air Force aircraft and missiles. This training includes the use of weapons, such as the M-16 rifle and M-60 machine gun. "The security specialist course is tough and demanding," Sergeant Hughes advises. "It includes counter-insurgency warfare training, rappelling realistically simulated terrorist ambushes and attacks, and long, rugged forced marches in the hills of Camp Bullis, Texas.

"When the training is complete, the security specialist will be placed at an Air Force installation—and it could be anywhere! Wherever the Air Force exists, the need for security is paramount."

There are many benefits of being an Air Force security specialist, some of which are regular promotions, annual pay increases and the chance to wear the security policeman's unique uniform with the recently authorized "blue beret." More details are now available from Sergeant Hughes at Suite #3, 3003 Washburn Avenue, Ann Arbor or by telephone at (313) 973-1830/31.

BOZO WITH MR. WHOODINI

"Bozo" with "Mr. Whoodini" will be performing on Sunday, November 9 at 2 p.m. at the Chelsea High School. Everyone is invited. Parents and children of all ages will be delighted and amused by "Bozo". "Mr. Whoodini" is a magician and involves the audience while performing magic tricks. Both "Bozo" and "Mr. Whoodini" are formerly of CKLW, channel 9 television.

The show is sponsored by North Lake Co op Nursery, Inc. All tickets are \$1.00 and may be purchased at Krauss Pharmacy.



CASCO THERAPEUTIC PROFESSIONAL TYPE HEATING PAD

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\$12.95 Value

\$7.49



CREST Toothpaste
Regular or Mint 5 oz.
\$1.14 Value

72¢

KOTEX Feminine Napkins
Regular & Super 30's
\$2.71 Value

\$1.73

LISTERINE Antiseptic
32 oz.
\$2.79 Value

\$1.84

NEW MENNEN BABY MAGIC Shampoo
7 oz.
\$1.59 Value

92¢

NEO-SYNEPHRINE Spray
1/2% 20 ml.
\$1.69 Value

\$1.05

OIL OF OLAY Beauty Lotion
4 oz.
\$3.69 Value

\$2.49

ORAL-B Toothbrush
B40 or B60
\$1.19 Value

69¢

PURSETTES Tampons
Reg. or Plus 40's
\$2.10 Value

\$1.35

ST. JOSEPH Childrens Aspirin
36's
49¢ Value

29¢

ALPHA-KERI Bath Oil
8 oz.
\$3.69 Value

\$2.29

NEW ARM & HAMMER DRY BAKING SODA DEODORANT
Scented or Unscented 7 oz.
\$1.89 Value

\$1.19

BAN ROLL-ON Deodorant
1.5 oz.
\$1.36 Value

89¢

BAUER & BLACK Men's Support Hose
Black & Brown
\$2.50 Value

\$1.25

BUFFERIN ANALGESIC Tablets
225's
\$4.01 Value

\$2.75

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ERROR

For the Record: Accidently Margaret Kemner's name was omitted from the 1 gallon donors list for the October 27th Bloodmobile.

JR. GIRL SCOUTS MEET

The Jr. Girl Scouts met and gave out parent consent slips and picked out patrol groups. The patrol leaders are: Colleen Burch, Linda Rose, Kim Foss, Merrily Ellis, Julie Honer, and Teri May. Treasurer Beth Vlock, scribe Brenda Rose. Our troop no. is 653.

TUESDAY NIGHT SINGLES

The Tuesday Night Singles will have a dance this Tuesday, November 11, from 9 to 12 midnight. The dance will be at the Briarwood Community Room, Briarwood Shopping Center. The band this week will be the Merrimen Band.

THE MANCHESTER ENTERPRISE OFFERS

WEDDING INVITATIONS
PAPER TABLE ROLLS
LETTERHEADS AND BUSINESS ENVELOPES
BUSINESS CARDS
STATEMENTS
LET US SUPPLY YOUR BUSINESS NEEDS

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MANCHESTER JAYCEES

MILLIONAIRES PARTY

Saturday, Nov. 8, 1975

K.C. HALL, MANCHESTER, MICH.

\$5.00 per person — 8:00 p.m.

Partial Proceeds to Purchase School Camera

CLINTON THEATRE

Showing

FRIDAY, SUNDAY, MONDAY, TUESDAY 7:30 pm
SATURDAY 7:30 and 9:10 pm.

Carol Jo Hummer—
A working man who's had enough!



WHITE LINE FEVER

A COLUMBIA PICTURES and INTERNATIONAL CINEMA MEDIA CENTER PRESENTATION

LEGAL NOTICE

STATE OF MICHIGAN
THE PROBATE COURT FOR THE
COUNTY OF WASHTENAW

Estate of John S. Mullaly, Deceased
File No. 64424
TAKE NOTICE: On October 22, 1975 in the Probate Courtroom, Washtenaw County Building, Ann Arbor, Michigan, before the Hon. Rodney E. Hutchinson, Judge of Probate, a hearing was held on the petition of Julie A. Mullaly and administration was granted to Julie A. Mullaly whose address is 15991 Fabey Road, Manchester, Michigan.

Take further notice that on December 16, 1975 at 10:00 a.m. in said courtroom, a hearing will be held to determine the heirs of the deceased. Creditors of the deceased are notified that all claims against the estate must be presented to said Julie A. Mullaly at the foregoing address and a copy thereof, together with proof of service, filed with the court on or before January 10, 1976. Notice is further given that the estate will be assigned to the persons entitled thereto. Dated: October 27, 1975
Attorney for Petitioner: Melvin R. Smith
Ann Arbor, Michigan
Phone 517-456-4300
Petitioner Julie A. Mullaly
15991 Fabey Road
Manchester, Michigan

FINAL L.C.A.A. STANDINGS

Hudson	6-0	1.000
Addison	5-1	.833
Manchester	4-2	.667
Morenci	3-3	.500
Clinton	1-5	.167
Grass Lake	1-5	.167
Onsted	1-5	.167

Agriculture in Action

Michigan Farm Bureau

THE FARMERS' IMAGE

"All bankers are rich and work just a few hours each week." --Lawyers are slick characters, and have to be watched." --"Editors wear green eye-shades and drink whiskey constantly." --"Manufacturers exploit labor and are rich." Such silly statements are obvious for what they are--irresponsible and not at all founded on fact. Unfortunately, much of the "public" has odd ideas about the kind of people that compose an industry or make up a profession. Take farmers, for instance. "Farmers are characters, surrounded by (a) kids, (b) hogs, and (c) dense clouds of hypocrisy as they hold out their hands for the latest government check, meanwhile, loudly protesting their loss of freedom." Incidentally, they always wear straw

hats, always stand on street corners with hands tucked into the bibs of loose fitting overalls, and apparently eat nothing but straw which they chew constantly.

Or just the opposite--farmers lead a baronial easy life, filled with vast herds and rolling acres in a sort of perpetual Dude-Ranch existence. Ridiculous. --Of course. But even though farmers and their friends have done much to correct the image of agriculture, there are still those who think in picturesque characterizations. They cling to the old images, false though they may be.

The truth is--farmers are independent businessmen. They insist on running their own farms, and remaining "boss" of their land. They're knowledgeable, concerned, involved citizens of their communities--not really so different from other business people.

As we approach our nation's Bicentennial, let's look for similarities instead of differences...and ignore "images" that catalogue people and professions falsely. It's an opportune time, while the spirit of this memorable event weaves a bond among all proud Americans, to open new lines of communication, and erase the false images we have of each other.

PUBLIC CARD PARTY
There will be a public card party at the K of C Hall on Monday, November 10, at 8 p.m. sponsored by the Arbiters.

Member of Ann Arbor Board of Realtors Multiple Listing Service

Spear & Associates, INCORPORATED REALTORS

122 West Main Phone 428-8388 Daily Manchester

FOUR BEDROOM ON 1/2 ACRE LOT. This home has a family room, new kitchen, study, and lots of woodwork. Has an extra lot on Schaffer Court. All for \$37,500.

MAKE AN OFFER. This three bedroom home on five acres has a lot of potential. Owner anxious to sell \$48,500.

NICE OLDER BRICK HOME. This home has 4 bedrooms, a bath and a half, a study and large kitchen. You can move right in. Low forty's.

CLASSIC HOME. This four bedroom home has character plus! Don't miss out on this once in a life time chance to buy one of the nicest homes in Manchester.

NEW LISTING. Three bedroom ranch on 1 acre in Manchester. Kitchen with eating area, dining room and family room. Many possibilities with just a little help. \$27,000.

SMALL FARM. Remodeled five bedroom farm house on 36 acres between Chelsea and Grass Lake, new kitchen, bath, furnace, thermo windows, well and drain field and more. Nice barn and outbuildings, stream and 3 pond sites. A steal at \$54,900.

THREE BEDROOM CAPECOD. Maintenance free, situated on 2 1/2 acres, dining room, family room, rec room, completely carpeted. Attached 2 1/2 car garage.

FARM ON THE EDGE OF MANCHESTER. Has four bedrooms, glassed in porch, completely insulated, dining room, kitchen with eating area, 2 1/2 car garage, large hip roof barn and more. Available with 10 to 41 acres. 41 acre farm \$69,500, 27 acre farm at \$59,900, 10 acre farm at \$47,900.

WE HAVE building sites on Pleasant Lake Road. 10 acres approx. \$15,000, Austin Road 2 acres \$7,500, 5 acres on Grossman Road \$9,000. We also have parcels on Sanborn Road, Bethel Church Road, M 52, and Austin Road. Call us for your needs!!

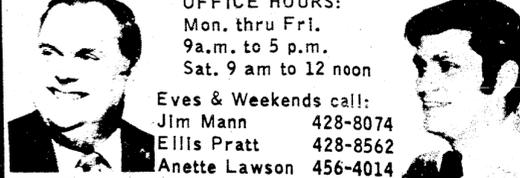
We have buyers -- call us to sell your property

REAL ESTATE ADVICE

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Commercial Properties - Vacant Lands

OFFICE HOURS:
Mon. thru Fri.
9 a.m. to 5 p.m.
Sat. 9 am to 12 noon

Eves & Weekends call:
Jim Mann 428-8074
Ellis Pratt 428-8562
Anette Lawson 456-4014



FREEDOM GANG IN ACTION

The Freedom Gang 4-H Club met last Saturday with their leader Mrs. Mary Weidmayer. The sixteen club members covered the Pleasant Lake area to collect for UNICEF. The event proved to be successful, we will turn in a total of \$43.55. We then went to Jan Coval's home for our regular monthly meeting.

Since we had such a great time roller skating last month, we decided we would go again Monday, November 10. We talked about different projects we will enter in the spring fair. We also discussed patterns and types of material that can be used. Names were drawn for a gift exchange for the Christmas Party. A demonstration on how to make a little bible out of a bar of soap was given by Joanne Sterle and Carol Schable.

Hot dogs, potato chips, cookies and cider were served. We ended by playing the game "Telephone" suggested by our recreation leader, Kathy Westphal. Our Christmas Party will be at Mary Heimendingers home on December 6th.

IRON CREEK STUDY GROUP

The Iron Creek Study Group will meet Wednesday, November 12, 1975 at 12:30 o'clock with Mrs. Loren Trolz for a desert luncheon.

ACHTUNG -- ALL AREA ARTIST AND CRAFTSMEN!

The Manchester High School German Club is sponsoring a Christmas Arts and Crafts Sale on Saturday, December 6, from 10:00 A.M. to 5:00 P.M. Set up time is 9:00 to 10:00 A.M.

This will be held in the Study Auditorium at Manchester High School. A 5' X 10' space may be reserved by sending the \$5.00 fee to: Susan Davis, C/O Manchester High School, 710 East Main Street, Manchester, Michigan, 48158.

Please make checks payable to: Manchester High School German Club. Please enclose name, address, phone, and craft or specialty.

For further information call (313) 428-7333 from 9-4. Danke!!!

Monday thru Friday 9:30 - 5:00
Saturday 9:30 - 3:00

D'Agostino's Florist & Greenhouse
601 E. VERNON, MANCHESTER, MICHIGAN 48158

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Ask us about our new savings plan that lets you defer taxes while you build your own retirement fund.

Thanks to an act of Congress, anyone not under another pension plan can now start his own--and retire rich. It's called an Individual Retirement Account--an I.R.A. You can contribute 15% of your annual salary to it each year, up to \$1,500 tax deferred. And you won't pay any taxes on that money until your retirement, when you're in a lower tax bracket. Ask us for details about starting an Individual Retirement Account. Start making sure your golden years really are golden.

Member FSLIC

ANN ARBOR FEDERAL SAVINGS

111 East Main Street, Manchester, Michigan 48158

PLEASE SEND INFORMATION ON TAX DEFERRED PLANS.

Name _____
Address _____
City _____ State _____ Zip _____
Telephone _____

LEGAL NOTICE

WASHTENAW ROAD COMMISSION
555 NORTH ZEEB ROAD
POST OFFICE BOX 1528
ANN ARBOR, MICHIGAN 48106

TO WHOM IT MAY CONCERN:

WHEREAS, this Board has received a Petition from more than seven (7) freeholders of the Township of Manchester, Washtenaw County, Michigan praying for the absolute abandonment and discontinuance of a public street, namely a portion of Kirk Road, from the westerly line of Michigan Highway M-52 easterly to the westerly line of Logan Road located in the E-1/2 of the NW 1/4 of Section 13, Range 3 East, Town 4 South of Manchester Township, Washtenaw County, Michigan as recorded; and

WHEREAS, this Board feels the feasibility of the area to be abandoned should be the easterly Right-of-Way line of Michigan Highway M-52 easterly to the West Right-of-Way line of Logan Road, being slightly changed from supra; and WHEREAS, this Board did by Resolution dated the 7th day of October, 1975, resolve that a public hearing be held at their office, 555 North Zeeb Road, Ann Arbor, Michigan, on the 21st day of October, 1975, at 3:00 p.m. to determine the necessity or advisability of abandoning said public street; and WHEREAS, a public hearing was held at this office on the 21st day of October,

1975; and WHEREAS, it appears from said public hearing and view of the premises made, that it is in the best interest of the public that a section of the public street, as proposed, should be absolutely abandoned and discontinued as public rights-of-way. NOW, THEREFORE, BE IT RESOLVED by the Board of County Road Commissioners of the County of Washtenaw, that the area east of M-52 to west of Logan Road Right-of-Ways of Kirk Road, indicated supra, all being under the jurisdiction of the Washtenaw County Road Commission as recorded in Washtenaw County records is hereby absolutely abandoned and discontinued as public right-of-way, excepting easements of record and/or use, but reserving ingress and egress to utilities of record as occupying said street.

BE IT FURTHER RESOLVED that notice of this determination be given by the Clerk to the proper authorities of the Township of Manchester, the Register of Deeds, the State Highway Director and the Auditor General of the State of Michigan; and that such notice be published in a newspaper printed and circulated in said County of Washtenaw once each week for three (3) successive weeks. ROLL CALL VOTE: Yeas: Commissioners Schwall, Daniels and Weir, Nays: none, Abstain: None, Absent: None. MOTION CARRIED.

BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF WASHTENAW
Don A. Weir, Chairman
James K. Daniels, Vice-Chairman
Frederick J. Schwall, member
A TRUE COPY
Dated at Ann Arbor Michigan on this 21st day of October, 1975 A.D.

Brown's TV & Radio
428-7640
ZENITH
Color and Black & White TV
131 East Main Street
Manchester, Michigan

VACUUM CLEANERS ELECTROLUX
Electrolux Sales & Service
call
James Cox
Manchester
428-2931 or 428-8686

WANTED STANDING TIMBER and WALNUT
Let us look at your wood lot we can give you a price on selective cutting of mature trees.
Tri-County Logging, Inc.
P.O. BOX 467
CLINTON, MICHIGAN 42936
Phone 517-448-7060 or 456-4731

MANCHESTER

Horse farm, 53 acres with house and older barn, also new barn with 18 box stalls, inside and outside arena. Might split.

5 room frame house and garage. Excellent condition. Price reduced to just \$32,000.

Acreage: 3 acres on pavement, 27 acres up to 100 acres.

FAHEY REALTY
15554 Fabey Road - 428-8748
112 S. Washington 428-8348

WANT ADS

ALL CLASSIFIED ADS ARE PAYABLE IN ADVANCE

EAR PIERCING - Fast and painless, Gaston's Jewelry, Tecumseh, Michigan 423-3280.

ELECTRICAL wiring, new & remodeling. Licensed, fully insured electrician. Paul Kemper, phone 428-8462.

HOUSE and barn roofing, all types of roof repairs, aluminum storm windows and doors, awnings and porch enclosures, hot build-up roofing - residential and commercial, aluminum siding and gutters. Call Joe Hayes for free estimates. 428-5520.

KNISEL'S TREE SERVICE - cutting, trimming, stump removal, aerial bucket rental. Call (517) 443-5508 or 486-2519.

BECAUSE OF THE INCREASING RATE OF SEVERE BURNS AND DEATHS, WHILE YOU SLEEP, THE STATE OF MICHIGAN HAS REQUIRED AUTOMATIC SMOKE AND FIRE ALARMS IN ALL NEW HOMES. WE HAVE THEM AVAILABLE TO BE INSTALLED IN NEW OR OLD HOMES* \$49.95 PLUS INSTALLATION.

ELECTRICAL CONTRACTOR APPLIANCES AND SEGLER HEATERS

LIKE HORSES! This solid 4 bedroom home is situated on paved M-52, 1 mile North of Manchester. Total property is 7.5 acres with a 3 stall horse barn w/ running water and electricity. Over 50 White Oaks w/ circle drive. Please call Fletcher & Klein, Realtors at 759-0052 and ask for Larry Bane, evenings 485-7886.

THREE LOVELY ALL NEW units available for lease November 8. Each has three rooms and bath, stove, refrigerator, garbage disposal, carpeting and drapes. Security deposit required. Can be seen by calling 428-8173 before 5 p.m. for an appointment.

WOOD FOR SALE - will deliver, 16505 Wolff Road, Manchester, 428-7742 after 5 p.m. 11-20

For Sale

95 ACRES
East of Manchester, heavily rolling terrain includes 14 acres of mature hardwoods and a giant pond site. 70 acres tillable heavily covered by wild-life including pheasants, squirrels and deer. Priced at \$900 per acre on easy terms.

Gary Lillie
Standard Realty
416 W. Huron
Ann Arbor
769-9067

Evenings ask for Gary Lillie 994-4582.

SEAMLESS aluminum eavestroughs, roofing, siding, and carpentry work of all kinds. Experienced installers, all work guaranteed. Call R.D. Kleinschmidt Co. 428-8836.

BEEF TO SELL BY SIDE: Custom slaughtering. Lockers to rent. Phone 428-7600. Manchester Frozen Food Locker.

PIANO & ORGAN tuning and repair (517) 783-1273.

ANTENNAS & TOWERS
"If it is out of reach - Call Beach"
Saline 429-5994

DRY WALL, PLASTERING AND STUCCO new and repair. Free estimates. 663-6550. 4-8-76 p.

RUDY'S ENCAVATING Sand and gravel, BLACK DIRT - bulldozing, 428-7156, 11-20

MARIES POODLE GROOMING - Phone 428-2138. 11-6p

"ARE YOU BUILDING YOUR OWN HOME?" Construction money available for residential homes. Marifax Corporation, Ann Arbor, 665-8000. 11-27

RETIRED? Need some additional income? Here is a perfect situation for your needs. Sell or rent Miracle Water Refiners in this area at your leisure time. Good pay for the time spent. Write or call us at 268 W. Maumee Street, Adrian, phone 517-268-0535. 11-6

LARRY'S BACKHOE WORK - Septic Systems, water lines, fence, rows cleaned, no job too big or small. Call 428-8081, 11-13 p.

POLE BUILDINGS BY HUSKEE - BILT STRUCTURES, Farm, Urban, Commercial, call or write Jan Warren for information. 916 W. Michigan, Ypsilanti, Michigan 48197 - 482-3934. 11-27

WANTED

HAY OF ALL KINDS

Especially needed, large quantity of clover and timothy mixed or alfalfa mixed.

WILBERT TRINKLE & SONS
9631 Trinkle Road, Dexter, Mich.
Charles Trinkle 475-7798

TRACTOR, John Deere A, JD 2 row corn planter, JD 2N 16 plow, JD trailer, goose and chicks, 11747 Ryan Road, Munith 517-596-2505. 11-6

RAW FUR BUYER and complete taxidermy service, 11747 Ryan Road, Munith, (517) 596-2505. 2-6-76

MACRAME! LESSONS by Teena. \$22 for four sessions for afternoons. For information call 761-7468. 11-13 p.

WANTED - Boy to deliver the Detroit News on Sunday mornings only - 485-1675 mornings. 11-13 p.

R.N. & L.P.N.'s with medication course full and part time positions available on the evening shift Evangelical Home, Saline, Betie Kemnitz, RN, Director of Nursing 429-9401. 11-13

WANTED 15 to 20 acres - hilly and rolling with some woods. Call after 6 p.m. 313-846-6292. 11-13 p.

HEATING AND PLUMBING REPAIRS Get your furnace pre-checked before winter. Call 428-8844 8 a.m. to 5 p.m. tln

BOZO'S COMING with MR. WHOODINI Sunday, November 9, at 2 p.m. Chelsea High School, tickets at Krauss Pharmacy or at the door. Donation \$1.00 per person.

LOST - White male Spitz on West Austin Road. If found please call 428-8532 or contact I.G.A. store.

LOST - Calico Cat 8 months old - wear- ing flea collar. Answers to Kitty. 428-7168. p.

WANTED - Two bedroom house - Manchester or Clinton Schools. Prefer country. 43102612 Tipton after 4 p.m. p.

WOULD LIKE TO CARE for Senior Citizens, Manchester-Clinton area in exchange for home and small income. 431-2612 Tipton after 4 p.m. p.

FREE - 2 kittens, medium haired, one tabby, 1 black and white, litter trained, very playful. 428-7084.

BANSET HOUND, pure bred, female, 3 years old, very affectionate \$50. 428-7084.

BOZO'S COMING with MR. WHOODINI Sunday, November 9, at 2 p.m. Chelsea High School, tickets at Krauss Pharmacy or at the door. Donation \$1.00 per person.

WANT TO RENT - home with 3 bedrooms for good Christian family of three. Good references. Clinton-Manchester area. Call 517-592-8711 collect. p.

Card of Thanks

Somehow we would like to find words to thank you for your love and concern for our Larry. We know that your contributions expressed your desire to help a little boy get well and we really appreciate it.

This experience has made our family very thankful to live in a town like Manchester with such really wonderful people. We especially thank Alma Arnett for her thoughtfulness. Thank you all for everything.

The family of Larry Reed
Keith, Judy, John and Gary

AND OTHER MAJOR APPLIANCE REPAIR
Electrical Contracting
L. V. Kirk
PHONE: (313) 428-3701
MANCHESTER

ALBER FARMS
ORCHARD-CIDAR MILL
Member Michigan Certified Farm Market

OPEN ALL WINTER
Northern Spy, Red Delicious
Connell Red, Cortland, Ida Red
Sweet Cider, Whiskey Barrels, New Kegs,
potatoes, and misc. items.

13011 Bethel Church Road
MANCHESTER 428-7758

Now Is The Time To Build Your New Home
ALSO REMODELING AND ROOM ADDITIONS
Phone 428-7109

Norm Walz Construction
212 TORRY STREET MANCHESTER, MICH.

Antique Auction
FRIDAY NOVEMBER 14
12 NOON
Marie Merriman, Estate
1407 First Street Jackson
Mrs Robert Huber, Adm.
Phone 428-3561

BLACK SHEEP TAVERN
115-119 E. MAIN STREET MANCHESTER MICH
PHONE 428-7000
Open Tuesday thru Sunday Closed Mondays

FRIDAY SATURDAY **BEEF BUFFET** 6 PM TO 10 PM
\$5.25 Per Person

DINNERS SERVED TUESDAY THRU THURSDAY 5 PM TO 9 PM
FRIDAY AND SATURDAY 5 PM TO 11 PM SUNDAY 12 TO 9 PM

BANQUET AND PRIVATE PARTIES FACILITIES
PHONE 428-7000 FOR INFORMATION

WANTED

500 Cars - Wrecks or Junkers

Free Pick-up To \$125.00

Help Keep Your Community Beautiful

Phone 428-8080 or 517-787-7044

Verhines Auto Salvage
17547 AUSTIN RD. MANCHESTER

MANCHESTER VILLAGE ZONING ORDINANCE

ARTICLE 1.0 TITLE, PURPOSES, AND LEGAL CLAUSES

SECTION 1.01-TITLE
This Ordinance shall be known and may be cited as "The Zoning Ordinance of Manchester Village."

SECTION 1.02-REPEAL OF ORDINANCE
"The Village of Manchester Zoning Ordinance" adopted on August 1957, and all amendments thereto are hereby repealed effective coincident with the effective date of this Ordinance.

SECTION 1.03-PURPOSES
This Ordinance has been established for the purposes of:

- Promoting and protecting the public health, safety, and general welfare;
- Protecting the character and the stability of the agricultural, recreational, residential, commercial and industrial areas within the incorporated portions of Manchester Village and promoting the orderly and beneficial development of such areas;
- Providing adequate light, air, privacy, and convenience of access to property;
- Regulating the intensity of use of land and lot areas and determining the area of open spaces surrounding buildings and structures necessary to provide adequate light and air and to protect the public health;
- Lessening and avoiding congestion in the public highways and streets;
- Providing for the needs of agriculture, recreation, residence, commerce, and industry in future growth;
- Promoting healthful surroundings for family life in residential areas;
- Fixing reasonable standards to which buildings and structures shall conform;
- Prohibiting uses, buildings, or structures which are incompatible with the character or development of the uses, buildings or structures permitted within specified Zoning Districts;
- Preventing such additions to or alteration or remodeling of existing buildings or structures in such a way as to avoid the regulations and limitations imposed hereunder;
- Protecting against fire, explosion, noxious fumes and odors, heat, dust, smoke, glare, noise, vibration, radioactivity, and other nuisances and hazards in the interest of the public health, safety, and general welfare;
- Preventing the overcrowding of land and undue concentration of buildings and structures so far as is possible and appropriate in each Zoning District by regulating the use and bulk of buildings in relation to the surrounding land;
- Conserving the taxable value of land, buildings, and structures throughout the incorporated portions of the Village;
- Providing for the completion, restoration, reconstruction, extension, or substitution of nonconforming uses.
- Creating a Board of Appeals and defining the powers and duties thereof;
- Designating and defining the powers and duties of the official or officials in charge of the administration and enforcement of this Ordinance;
- Providing for the payment of fees for building permits; and
- Providing penalties for the violation of this Ordinance.

SECTION 1.04-VALIDITY AND SEVERABILITY CLAUSE
If any court of competent jurisdiction shall declare any part of this Ordinance to be invalid, such ruling shall not affect any other provisions of this Ordinance not specifically included in said ruling.

If any court of competent jurisdiction shall declare invalid the application of any provision of this Ordinance to a particular land, parcel, lot, district, use, building, or structure, such ruling shall not affect the application of said provision to any other land, parcel, lot, district, use, building, or structure not specifically included in said ruling.

SECTION 1.05-CONFLICT WITH OTHER LAWS
A. Where any condition imposed by any provision of this Ordinance upon the use of any lot, building, or structure is either more restrictive or less restrictive than any comparable condition imposed by any other provision of this Ordinance or by the provision of an Ordinance adopted under any other law, the provision which is more restrictive or which imposes a higher standard or requirement shall govern.
B. This Ordinance is not intended to abrogate or annul any easement, covenant, or other private agreement provided that where any provision of this Ordinance is more restrictive or imposes a higher standard or requirement than such easement, covenant, or other private agreement, the provision of this Ordinance shall govern.

SECTION 1.06-EFFECTIVE DATE, ADOPTION AND PUBLICATION
The following provisions shall apply:

- The Manchester Village Planning Commission adopted recommendations as to a master plan, Zoning Districts, text and map, and the manner of administration and enforcement of this Ordinance.
- The Village Council of Manchester Village reviewed recommendations as to a master plan, Zoning Districts, text and map, and the manner of administration and enforcement of this Ordinance.
- The Village Council held a public hearing after proper publication and notice to each public utility company.
- This Ordinance was adopted by the Village Council of Manchester Village, Washtenaw County, Michigan, at a meeting held on November 3, 1975, as amended and ordered as required by Act 207 of the Public Acts of Michigan 1921, as amended and ordered as published within a week in the Manchester Enterprise, a newspaper having a general circulation in said Village, as required by Michigan Compiled Laws general circulation in said Village, as required by Michigan Compiled Laws of 1948 Sections 66.1, 66.2, & 66.4 as amended. This Ordinance shall be effective immediately.

Date: November 3, 1975 Council President, David Little
Date: November 3, 1975 Village Clerk, Mary H. Wheeler

ARTICLE 2.0 DEFINITIONS

SECTION 2.01-PURPOSE
For the purpose of this Ordinance certain terms are herewith defined. When not inconsistent with the context, the present tense includes the future, words used in the singular number include the plural number. The word "shall" is always mandatory and not merely permissive. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual. The words "used" or "occupied" include the words "intended," "designed," or "arranged" to be used or "occupied."

SECTION 2.02-DEFINITIONS
ACCESSORY USE, BUILDING, OR STRUCTURE: A use, building, or structure on the same lot with, and of a nature customarily incidental and subordinate to the principal use, building, or structure.

AUTOMOBILE SERVICE STATION: A place that is used or designed to be used for the retail supply of gasoline and other fuels used for the propulsion of motor vehicles, kerosene, motor oil, lubricants or grease, including sale of accessories and services, such as: polishing, washing, cleaning, greasing, undercoating, and minor repairs, but not including bumping, painting, or refinishing thereof.

BASEMENT: That portion of a building which is partly or wholly below grade but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A basement shall not be counted as a story.

BILLBOARD: See OUTDOOR ADVERTISING SIGN.
BLOCK: A "block" is comprised of a parcel of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad rights-of-way, bulkhead lines or shorelines, or the corporate boundary lines of any village, city or township.

BOARDING HOUSE: A dwelling in which more than three (3) persons either individually or as families are housed or lodged for hire with meals.

BUILDING: An enclosed structure having a roof supported by columns, walls, arches or other devices and used for the housing, shelter or enclosure of persons, animals or chattels.

BUILDING AREA: See FLOOR AREA.

BUILDING HEIGHT: The vertical distance measured from grade to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the average height between eaves and ridge for gable, hip, and gambrel roofs.

BUILDING LINE: The minimum distance which any building must be located from a street right-of-way or high water line.

to a lot line and includes the following:

- the size and height of a building or structure;
- the location of the exterior wall of a building in relation to a lot line, street or other building;
- the floor area of a building in relation to the area of the lot on which it is located;
- the open spaces allocated to and surrounding a building; and
- the amount of lot area per dwelling unit.

CENTRAL BUSINESS DISTRICT (CBD): The business core of a city or village with major concentration of retail, office and service functions. The CBD is the city's or village's principal magnet, its mainstay, and principal taxpayer, generating a quarter or more of its local revenues.

The core area surrounded by Duncan Street to the south, Clinton Street to the west, Madison and the vacated railroad to the north, and M-52 (Ann Arbor Road and Riverside) to the east is defined as the CBD of Manchester Village.

CONDITIONAL USE: A use which is subject to conditional approval by the Village Council. A conditional use may be granted only when there is a specific provision in this Ordinance. A conditional use is not considered to be a non-conforming use.
CONVALESCENT OR NURSING HOME: A convalescent home or nursing home is a home for the care of children, of the aged or infirm, or a place of rest for those suffering bodily disorders, wherein two or more persons are cared for. Said home shall conform and qualify for license under State law even though State law has different size regulations.

COURT (OPEN SPACE): An open space, on the same lot with a building or group of buildings and which is bounded on two or more sides by such building or buildings. A court shall be unoccupied.

DOG KENNEL: See KENNEL.

DRIVE-IN: A business establishment so developed that its retail or service character is primarily dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicles as well as within the building or structure.

DWELLING AREA: The dwelling area of a dwelling unit is composed of sleeping rooms, kitchen, dining room, den, studio, bathrooms, and family and living rooms.

DWELLING, MOBILE HOMES: See MOBILE HOME or TRAILER COACH.

DWELLING UNIT: One (1) or more rooms with principal kitchen facilities designed as a unit for residence by only one (1) family for living and sleeping purposes.

DWELLING-SINGLE-FAMILY: A detached building or structure designed for or occupied by one-family only.

DWELLING-TWO-FAMILY: A detached building or structure designed for or occupied by two-families only, with separate housekeeping and cooking facilities for each.
DWELLING-MULTIPLE-FAMILY: A building or structure designed for or occupied by three (3) or more families, with separate housekeeping and cooking facilities for each.

DWELLING-ROW: A row of three (3) to six (6) attached one-family dwellings not more than two and one-half (2 1/2) stories in height nor more than two rooms deep, with separate housekeeping and cooking facilities for each.

EASEMENT: Any private or dedicated public way other than a street, providing a secondary means of access to a property having a right-of-way not less than twenty (20) feet.

ENTRANCE RAMP: A roadway connecting a feeder road with a limited access highway and used for access onto such limited access highway.

ESSENTIAL SERVICES: The term "essential services" shall mean the erection, construction, alteration, or maintenance by Public Utilities or Municipal Departments, Commissions, or Boards, or by other government agencies of underground, surface, or overhead gas, electric, steam, or water transmission or distribution systems, collection, communication, supply or disposal systems, dams, weirs, culverts, bridges, canals, locks, including poles, wires, mains, drains, sewers, towers, pipes, conduits, cables, fire alarm boxes police call boxes, traffic signals, or signs and fire hydrants, and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such Public Utilities or Municipal Departments or Commissions, or other government agencies, or for the public health, safety, or general welfare, but not including buildings other than those buildings which are primarily enclosures or shelters for the installed central services equipment.

EXCAVATION OF GRAVEL, SAND, TOPSOIL OR EARTH: Premises from which any rock, gravel, sand, topsoil or earth in excess of fifty (50) cubic yards in any calendar year is excavated or removed for the purpose of disposition away from the premises except excavation in connection with the construction of a building or within public highway rights-of-way.

FAMILY: An individual or a group of two (2) or more persons related by blood, marriage, or adoption, including foster children and servants, together with not more than three (3) additional persons not related by blood, marriage, or adoption, living together as a single housekeeping unit in a dwelling unit.

FLOOR AREA: The sum of the gross horizontal floor areas of the several stories of a building, as measured to the exterior face of the exterior walls, plus that area, similarly measured, of all other stories that are accessible by a fixed stairway, ramp, escalator, or elevator; including all enclosed porches and balconies.

Continued on page 2

and all stairways, breezeways, storage area, recreational rooms, boiler rooms, and other areas within or contiguous to the structure; and the measurement shall include the floor space of all accessory buildings measured similarly.

FLOOR AREA RATIO: The ratio of the floor area of a building to the area of the lot on which it is located calculated by dividing the floor area by the lot area and expressing it as a percentage. For example, a floor area ratio of 80 percent is specified and the lot area is 10,000 square feet, the maximum permitted floor area on that lot is 8,000 square feet for each of two (2) stories, 2,000 square feet for each of four (4) stories, or 1,000 square feet for each of eight (8) stories.

FREE-STANDING IDENTIFICATION SIGN: A sign designed to identify to persons not on the premises, or which a free-standing identification sign is located, only the title of the business or profession conducted on the premises, and such information shall be supported by a structural frame independent of any other structure.

GARAGE-COMMERCIAL: Any building available to the public operated for gain and which is used for storage, rental, greasing, washing, servicing, repairing, or adjusting of automobiles or other motor vehicles.

GARAGE-PRIVATE: An accessory building or structure used principally for storage of automobiles and for other incidental storage purposes only.

HOME OCCUPATION: An occupation that is traditionally and customarily carried on in the home by resident members of the family that are related by blood, marriage or adoption only, being clearly incidental and secondary to the principal, residential use, provided:

- A. that such home occupation shall be carried on within the dwelling or within a building accessory thereto;
- B. that no article shall be sold or offered for sale on the premises except such as is produced within the dwelling or accessory building or is provided incidental to the service or profession conducted within the dwelling or accessory building;
- C. that there shall be no exterior storage of materials or equipment;
- D. that no nuisance shall be generated by any heat, glare, noise, smoke, vibration, noxious fumes, odors, vapors, gases or matter at any time; and that no mechanical, electrical, or similar machinery or equipment, other than that used for normal domestic purpose; will be utilized in the home occupation;
- E. that no hazard of fire, explosion, or radioactivity shall exist at any time; and
- F. that no sign or display that might indicate on the exterior that the building is being used for any purposes other than a dwelling.

HOTEL: A building or structure or part thereof, occupied as the more or less temporary abiding place of individuals, in which the rooms are usually occupied singly for hire and in which rooms no provisions for cooking are made, and in which building there may be a general kitchen and/or public dining room(s) for the accommodation of the occupants. The word "hotel" shall not include a "motel" or "motor court."

JUNK YARD: A place, structure, parcel or use of land where junk, waste, discard, salvage, or similar materials such as old iron or other metal, wood, lumber, glass, paper, rags, cloth, leather, rubber, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including auto wrecking yards, incinerators, used lumber yards, house wrecking, and structural steel materials and equipment and including establishments for the sale, purchase, or storage of salvaged machinery and the processing of used, discarded, or salvaged materials, for any thirty (30) consecutive days.

KENNEL: A kennel is any place or premises where three (3) or more adult dogs, cats, or other domestic pets are maintained, boarded, bred, or cared for in return for remuneration, or are kept for the purpose of sale.

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.

LOTS: A lot is a parcel of land, excluding any portion in a street or other right-of-way, of at least sufficient size to meet minimum requirements for use, coverage, lot area, and to provide such yards and other open spaces as herein required. Such lot shall have frontage on a public street, or on an approved private street, and may consist of:

- A. a single lot of record;
 - B. a portion of a lot of record;
 - C. any combination of complete and/or portions of lots of record;
 - D. a parcel of land described by metes and bounds; provided that in no case of division or combination shall any lot or parcel created, including residuals, be less than that required by this Ordinance.
- In addition to the land required to meet the regulations herein, the lot shall include all other land shown in a request for a Certificate of Zoning Compliance, occupied by a principal building or use, and any accessory building or use.

LOT AREA: The area within the lot lines, but excluding that portion in a road or street right-of-way.

LOT COVERAGE: The percentage of the lot area covered by the building area.

LOT MEASUREMENTS:

- A. **DEPTH** of a lot shall be considered to be the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
- B. **WIDTH** of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, provided however that in determining lot frontage on odd shaped lots, if the lot abuts on the outside curve boundary of a curving street and as a result the side lot lines diverge toward the rear, the measurement of the width may be taken incidental to the width and parallel to the front building lines of the principal building; and provided further that if the lot abuts on an inside curve boundary of a curved street wherein the lot lines converge toward the rear, the measure shall be taken at a point seventy (70) feet from the street boundary line of said lot measured along side boundary line.

LOT OF RECORD: A lot which is part of a subdivision and is shown on a map thereof which has been recorded in the Office of the Register of Deeds of Washtenaw County, or a lot described by metes and bounds, the deed to which has been recorded in said office.

LOT, THROUGH OR DOUBLE FRONTAGE: An interior lot having frontage on two parallel or approximately parallel streets.

MANUFACTURING: The process of making products by hand, by machinery, or by other agent often with the provision of labor and the use of machinery.

MARGINAL ACCESS ROAD: A service roadway parallel to a feeder road; and which provides access to abutting properties and protection from through traffic.

MEZZANINE: Is an intermediate floor in any story occupying not to exceed one-third (1/3) of the floor area of such story.

MOBILE HOME: A detached portable single-family dwelling, prefabricated on its own chassis and intended for long-term occupancy. The unit contains sleeping accommodations, a flush toilet, a wash basin, a tub or shower, eating and living quarters. It is designed to be transported on its own wheels or flatbed arriving at the site where it is to be occupied as a complete dwelling without permanent foundation and connected to existing utilities.

MOBILE HOME PARK: Referred to also, as "park" in this Ordinance. Any parcel of land intended and designed to accommodate more than one mobile home for living use which is offered to the public for that purpose; and any structure, facility, area

or equipment used or intended for use incidental to that living use.

MOBILE HOME SITE: A plot of ground within a mobile home park designed for accommodation of a mobile home.

MOBILE HOME STAND: That part of a mobile home site designed for the placement of a mobile home, apartment structures, or additions, including expandable rooms, enclosed patios, garages or structural additions.

MOTEL: Any establishment in which individual cabins, courts, or similar structures or units, are let or rented to transients for periods of less than thirty (30) days. The term "motel" shall include tourist cabins and homes and motor courts. A motor court or motel shall not be considered or construed to be either a multiple dwelling, a hotel, or a mobile home park.

NON-CONFORMING BUILDING, STRUCTURE: A structure or building lawfully constructed that does not conform to the requirements of the District in which it is situated.

NON-CONFORMING USE: A structure building, plot, premise or land lawfully occupied by a use that does not conform to the regulations of the District in which it is situated.

OFF-STREET PARKING AREA: A land surface or facility providing vehicular parking spaces along with adequate drives and aisles for maneuvering so as to provide access for entrance and exit for the parking of more than two (2) automobiles.

OUTDOOR ADVERTISING SIGN: Any sign situated on private premises on which the written or pictorial information is not directly related to the principal use of the land on which such sign is located.

PARCEL: A "parcel" is a piece or tract of land in single ownership.

PARKING SPACE: One unit of a parking area provided for the parking of one (1) vehicle, and shall be exclusive of curves, driveways, aisles, or entrances giving access thereto and shall be fully accessible for the storage or parking of permitted vehicles.

PUBLIC UTILITY: Any person, firm, corporation, municipal department, or board duly authorized to furnish under federal, state, or municipal regulations, to the public: electricity, gas, steam, communications, telegraph, transportation, water, or sanitary or storm sewerage facilities.

QUARRY: The term "quarry" shall mean any pit, excavation, or mining operation for the purpose of searching for or removing for commercial use, any earth, sand, gravel, clay, stone, slate, marble, or other non-metallic mineral in excess of fifty (50) cubic yards in any calendar year, but shall not include an oil well or excavation preparatory to the construction of a building or structure.

RIDING ACADEMY: Any establishment where horses are kept for riding, driving or stabling for compensation or incidental to the operation of any club, association, ranch or similar establishment.

ROADSIDE STAND: A temporary building or structure operated for the purpose of selling only produce raised or produced on the premises where situated, and its use shall not make a Commercial District, nor shall its use be deemed a commercial activity.

ROOMING HOUSE: A dwelling in which more than three (3) persons either individually or as families are housed or lodged for hire without meals.

SCREEN: A structure providing enclosure, such as a fence, and/or a visual barrier between the area enclosed and the adjacent property. A screen may also be a non-structure, consisting of shrubs, or other growing materials.

SHOPPING CENTER: A group of commercial establishments, planned, developed, owned, and managed as a unit, with off-street parking provided on the property.

SIGN: Any device designed to inform, or attract the attention of persons not on the premises on which the sign is located, provided however, that the following shall not be included in the application of the regulations herein:

- A. signs not exceeding one (1) square foot in area bearing only property numbers, post box numbers, names of occupants or premises, or other identification of premises not having commercial connotations;
- B. flags and insignias of any government except when displayed in connection with commercial connotations;
- C. legal notices; identification, information, or directional signs erected, or required by governmental bodies;
- D. integral decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights;
- E. signs directing and guiding traffic and parking to private property, but bearing no advertising matter.

Also see Outdoor Advertising Sign and Free-Standing Identification Sign

STORY: That portion of a building included between the surface of any floor and the surface of the floor directly above it, or if there be no floor above it then the space between any floor and the ceiling directly above it.

STORY, ONE-HALF: A story under the gable, hip, or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two (2) feet above the floor of such story and the floor area shall not exceed two-thirds (2/3) of the area of the floor below.

STREET: A public or private thoroughfare which affords the principal means of access to abutting property having a right-of-way not less than sixty-six (66) feet in width.

STREET LINE: The dividing line between the street right-of-way and the lot. When such right-of-way is not definable, a line shall be defined as thirty-three (33) feet on either side of the center of the street.

STRUCTURE: Anything constructed, erected or placed with a fixed location on the surface of the ground or affixed to something having a fixed location on the surface of the ground.

TOURIST HOMES: A dwelling in which overnight accommodations are provided or offered to transient guests for compensation. A tourist home shall not be considered or construed to be a multiple dwelling, motel, hotel, boarding, or rooming house.

TRAILER COACH: See MOBILE HOME.

VARIANCE: A variance is a relaxation of the terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the Ordinance would result in unnecessary and undue hardship. As used in this Ordinance, a variance is authorized only for height, area, and size of yards and open spaces and parking space; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of non-conformities in the zoning division or district or adjoining zoning division or districts.

YARD, FRONT: An open, unoccupied space extending the full width of the lot and situated between the street line and the front line of the building.

YARD, REAR: An open, unoccupied space extending the full width of the lot and situated between the rear line of the lot and the rear line of the building.

YARD, SIDE: An open, unoccupied space on the same lot with the main building, situated between the side line of the building and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard, and if no front yard is required, the front boundary of the side yard shall be the front line of the lot and if no rear yard is required, the rear boundary of the side yard shall be the rear line of the lot.

SECTION 2.03-UNDEFINED TERMS

Any term not defined herein shall have the meaning of common or standard use.

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**ARTICLE 3.0
GENERAL PROVISIONS**

SECTION 3.01-ESTABLISHMENT OF DISTRICTS
The Village is hereby divided into the following Zoning Districts to be known as, and having the following names and symbols:

- AG-AGRICULTURE DISTRICT
- R-1A-SINGLE-FAMILY SEMI-URBAN RESIDENTIAL DISTRICT
- R-1B-SINGLE-FAMILY URBAN RESIDENTIAL DISTRICT
- R-2A-TWO-FAMILY RESIDENTIAL DISTRICT
- R-2B-LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- R-3-MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- MHP-MOBILE HOME PARK RESIDENTIAL DISTRICT
- C-1-LOCAL COMMERCIAL DISTRICT
- C-2-GENERAL COMMERCIAL DISTRICT
- C-3-HIGHWAY COMMERCIAL DISTRICT
- O-1-OFFICE DISTRICT
- I-1-LIMITED INDUSTRIAL DISTRICT
- I-2-GENERAL INDUSTRIAL DISTRICT

SECTION 3.02-PROVISION FOR OFFICIAL ZONING MAP
For the purpose of this Ordinance, the Zoning Districts as provided in SECTION 3.01 of the Ordinance are bounded and defined as shown on a map entitled "Official Zoning Map of Manchester Village," a copy of which accompanies this Ordinance and which, with all explanatory matter thereon, is hereby made a part of this Ordinance.

SECTION 3.03-IDENTIFICATION OF OFFICIAL ZONING MAP
The Official Zoning Map shall be identified by the signature of the Council President, attested to by the Village Clerk, and bear the seal of the Village under the following words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Manchester Village," together with the effective date of this Ordinance.

SECTION 3.04-CHANGES TO OFFICIAL ZONING MAP
If, in accordance with the procedures of this Ordinance and of Act 207 of the Public Acts of 1921, as amended, a change is made in a Zoning District Boundary, such change shall be made by the Village Clerk promptly after the Ordinance authorizing such change shall have been adopted and published, with an entry on the Official Zoning Map as follows: "On (date) by official action of the Village Council, the following (changes) were made in the Official Zoning Map." (Brief description of change) which entry shall be signed by the Council President and attested to by the Village Clerk. No change of any other nature shall be made unless authorized by the Zoning Board of Appeals and then only by the Council President. No change of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided in Section 58.09. Any changes in corporate boundaries within the Village shall be recorded on the Official Zoning Map by the Council President, with his signature and date and attestments attached thereto.

SECTION 3.05-AUTHORITY OF OFFICIAL ZONING MAP
Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the office of the Council President and open to public inspection, shall be the final authority as to the current Zoning Status of any land, parcel, lot, district, use, building or structure in the Village.

SECTION 3.06-REPLACEMENT OF OFFICIAL ZONING MAP
In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes made thereto, the Village Council may by ordinance adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions on the prior Official Zoning Map, but no such correction shall have the effect of amending the Zoning Ordinance or the prior Official Zoning Map. The new Official Zoning Map shall be identified by the signature of the Council President, attested to by the Village Clerk, and bear the seal of the Village under the following words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Manchester Village" adopted on (date) which replaces and supersedes the Official Zoning Map which was adopted on (date). Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserved together with all available records pertaining to its adoption or amendment.

SECTION 3.07-RULES FOR INTERPRETATION
Where uncertainty exists as to the boundaries of Zoning Districts as shown on the Official Zoning Map the following rules for interpretation shall apply:

- A. A boundary indicated as approximately following the center-line of a highway, street, alley or easement shall be construed as following such center-line.
- B. A boundary indicated as approximately following a recorded lot line or the line bounding a parcel shall be construed as following such line.
- C. A boundary indicated as approximately following the corporate boundary line of a city, village or township shall be construed as following such line.
- D. A boundary indicated as following a railroad line shall be construed as being located midway between the main tracks or midway in the right-of-way.
- E. A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in a shoreline shall be construed as following the actual shoreline.
- F. A boundary indicated as following the center-line of a stream, river, canal, lake or other body of water shall be construed as following such center-line.
- G. A boundary indicated as parallel to or an extension of a feature indicated in Paragraphs A through F above shall be so construed.
- H. A distance not specifically indicated on the Official Zoning Map shall be determined by the property description or the scale of the map.
- I. Where a physical or cultural feature existing on the ground is at variance with that shown on the Official Zoning Map, or in any other circumstance not covered by Paragraphs A through H above, the Board of Appeals shall interpret the Zoning District Boundary.
- J. Where a District boundary line divides a lot which is in single ownership at the time of adoption of this Ordinance, the Board of Appeals may permit as a conditional use, the extension of the regulations for either portion of the lot to the nearest lot line, but not to exceed fifty (50) feet beyond the district line into the remaining portion of the lot.

SECTION 3.08-SCOPE OF REGULATIONS
A Minimum Requirements
The regulations established by this Ordinance within each Zoning District shall be the minimum regulations for promoting and protecting the public health, safety, and general welfare and shall be uniform for each class of land or buildings, dwellings and structures throughout each District. Wherever the requirements of this Ordinance are at variance with the requirements of any other adopted rules or regulations, ordinances, deed restrictions, or covenants, the most restrictive or those imposing the higher standards shall govern.

B. All Structures and Uses to Comply

Except as may otherwise be provided in ARTICLE 57.0, Board of Appeals of this Ordinance, every building and structure erected, every use of any lot, building or structure established, every structural alteration or relocation of an existing building or structure occurring, and every enlargement of or addition to an existing use, building, and structure occurring after the effective date of this Ordinance which are applicable in the Zoning District in which such use, building or structure shall be located. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any use, building or structure for the purpose of complying with this Ordinance, shall be included as part of a yard, open space, or off-street or loading space similarly required for any other use, building or structure.

No yard or lot existing at the time of adoption of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

C. Permitted Uses
Uses are permitted by right only if specifically listed as principal permitted uses in the various Zoning Districts or are similar to such listed uses. All other uses are prohibited. Accessory uses are permitted as listed in the various Zoning Districts or as similar to such listed uses, and if such uses are clearly incidental to the permitted principal uses. Conditional uses are permitted as listed or if similar to the listed conditional uses and the required conditions are met.

SECTION 3.09-NUMBER OF RESIDENCES ON A LOT
Not more than one principal detached single-family dwelling unit shall be located on a lot, nor shall a principal detached single-family dwelling unit be located on the same lot with any other principal building or structure, except as permitted under ARTICLE 52.0 (PLANNED UNIT DEVELOPMENT) of the Ordinance.

SECTION 3.10-ACCESSORY BUILDINGS
No accessory building shall be erected in any required yard and no separate accessory building shall be erected within five feet of any other building. A building attached to a principal building of a lot shall be considered an accessory building.

SECTION 3.11-TEMPORARY DWELLING STRUCTURES
No cabin, garage, cellar, basement, or other temporary structure, whether of a fixed or movable nature may be erected, altered, or moved upon and used in whole or in part for any dwelling purposes whatsoever for any length of time whatsoever except as provided in this SECTION.

If a dwelling is destroyed or is damaged to an extent that it is uninhabitable for a period of time by a natural or man-made vent, such as fire, flood, wind-storm, or tornado, a temporary dwelling approved by the Village Clerk or duly appointed agent may be moved onto the lot, after obtaining a permit therefor from the Village Clerk or duly appointed agent for use as a temporary dwelling during replacement or repair of the permanent dwelling. The temporary dwelling shall be placed so as to conform to all yard requirements of the Zoning District in which it is located, and shall be connected to private water supply and sewage disposal systems approved by the County Health Department or to public water supply and sewage disposal systems.

The Village Clerk or duly appointed agent shall establish a reasonable date for destruction of the temporary dwelling, said date not to exceed two (2) years from said destruction or damage. The temporary dwelling shall be removed from the lot within two (2) weeks of the date of issuance of a temporary occupancy permit. The temporary occupancy permit shall be valid for a period of thirty-one (31) days from the date of issuance. The Village Clerk or duly appointed agent shall notify the Village Council and Planning Commission in writing of each such permission granted under this SECTION.

SECTION 3.12-MOBILE HOMES
Mobile homes shall not be used as dwellings, except when located in and part of a mobile home park established in operation at the time of the effective date of this Ordinance or as specifically provided for elsewhere in this Ordinance.

SECTION 3.13-COMPLETION OF CONSTRUCTION
Nothing in this Ordinance shall require a change in plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption, or amendment to this Ordinance, and upon which actual building construction materials are fastened in a permanent manner. Where excavation, demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal, shall be deemed to be actual construction provided that the work shall be carried on diligently, in the case of such excavation or demolition or removal, however, this provision shall expire and be of no effect (365) days following the adoption or amendment of this Ordinance unless a permit for the actual construction of a new building has been issued by the Village Clerk or duly appointed agent. Where a building permit has been issued in accordance with the law prior to the 365 days of such effective date and diligently pursued to completion, said building or structure may be completed in accordance with the approved plans on the basis of which the building permit was issued, and further, may upon completion be occupied by the use for which it was originally designed, subject thereafter to the provisions of ARTICLE 57.0 of this Ordinance, Non-Conformities, if applicable.

No basement, cellar garage, or any incompletely constructed structure in use as a dwelling on the effective date of this Ordinance shall be used as a dwelling for more than twelve (12) months following said date, unless said structure has been completed in conformance with the regulations of the District in which located.

SECTION 3.14-CONDITIONAL USES
Any use lawfully existing at the time of adoption of this Ordinance and which is permitted as a conditional use in a District under the terms of this Ordinance shall be deemed a conforming use and shall, without further action, application, or review be considered a conforming use. Expansion of such uses after the effective date of this Ordinance shall require a conditional use permit as provided in ARTICLE 51.0, herein, CONDITIONAL USES.

SECTION 3.15-TEMPORARY CONSTRUCTION STRUCTURES
Temporary buildings and/or structures may be used as construction facilities provided that a permit is obtained for such use from the Village Clerk or duly appointed agent. The Village Clerk or duly appointed agent shall in each case establish a definite time limit on the use of such facilities, limits on the uses to which such facilities may be put, and fix a date by which such facilities are to be removed from the premises.

SECTION 3.16-ESSENTIAL SERVICES
It is the intent of this Ordinance to place essential services of property owned, leased or operated by public agencies, including local, state, federal or any other public or governmental body or agency under the provisions of this Ordinance as follows:

- A. Where such uses are specifically listed they shall be permitted as indicated.
- B. Where such uses are not specifically listed they shall be permitted only in Districts permitting private uses of a similar nature.
- C. Property Owned, leased or operated by the State of Michigan or the United States shall be exempted from the provisions of this Ordinance only to the extent that said property may not be constitutionally regulated by Manchester Village.
- D. Nothing in this Ordinance shall prohibit the provision of essential services, provided the installation of such services does not violate any other applicable provision of this Ordinance.

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E. Nothing in this Ordinance shall be construed to permit the erection, construction, or enlargement of any above ground structure except as permitted in this Ordinance.

SECTION 3.17-YARD MEASUREMENTS

All required yards shall be measured from lot lines. Front and corner yards shall be measured from existing right-of-way lines as set forth in the District in which located. All required yards shall be located parallel to and adjacent to property or right-of-way lines.

SECTION 3.18-EXEMPTIONS FROM AREA, PLACEMENT, AND HEIGHT REQUIREMENTS

A. The following structures may be located anywhere on any lot: open and unroofed terraces, patios; porches and steps; awnings; flag poles; hydrants; laundry drying equipment; trullises; recreation equipment; outdoor cooking equipment; sidewalks, private driveways; trees, plants, shrubs and hedges; solid fences, screens or walls of less than four feet in height, fences, screens or walls having at least 50% of their surface area open when viewed from the perpendicular; and light poles. Anything constructed, erected, placed, or allowed to grow, shall conform to the provisions of SECTION 3.19 herein, VISIBILITY AT INTERSECTIONS.

B. The following structures and appurtenances shall be exempt from the height regulations of this Ordinance: spires, belltowers, penthouses and domes, chimneys, ventilators; skylights; water tanks; bulkheads; public utility transmission and distribution lines and related structures, radio and television broadcasting and receiving antennas; silos; parapets; and other appurtenances usually required to be placed above roof level and not intended for human occupancy.

C. An entrance structure, including but not limited to walls, columns, or gates, may be placed in a subdivision, mobile home park, apartment or other residential development without regard to yard requirements provided that the location of such structure shall be approved by the Planning Commission before a building permit shall be issued. The location of such a structure shall conform to the provisions of SECTION 3.19 herein, VISIBILITY AT INTERSECTIONS.

Signs identifying the development by name and address may be mounted on an entry structure or made a structural part thereof, provided that such signs shall conform to all sign regulations, except yard regulations of the District in which located, and to the provisions of ARTICLE 53.0, SIGN REGULATIONS.

SECTION 3.19-VISIBILITY AT INTERSECTIONS

On a corner lot in any Zoning District no fence, wall, hedge, screen, structure, or planting shall be placed in such manner as to materially impede the vision between the height of two and one-half (2 1/2) and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the street right-of-way lines of such corner lots and the line joining points along said street lines 50 feet from their point of intersection as measured along the street right-of-way lines.

SECTION 3.20-HOME OCCUPATION

A home occupation may be permitted within a single-family dwelling within a Zoning District where other dwelling is permitted, subject to the following conditions:

A. No person other than the members of the family residing on the premises shall be engaged in such occupation.

B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes, and not more than 20% of the floor area of the dwelling unit may be used for the purposes of the home occupation.

C. There shall be no change in the outside appearance of the structure or premises, or other visible evidence of the conduct of such home occupation.

D. A home occupation shall be conducted completely within the single-family dwelling structure; a home occupation shall not be conducted in any accessory structure.

E. Sale of any goods manufactured elsewhere, in connection with such home occupation, shall be prohibited.

F. Traffic generated by a home occupation shall not be greater in volume than that normally generated by the residence. Parking for the home occupation shall not exceed two (2) spaces. Such spaces shall be provided on the premises off-street subject to all regulations in ARTICLE 51.0, herein, OFF-STREET PARKING AND LOADING-UNLOADING REQUIREMENTS, and provided that the parking spaces shall not be located in the required front yard.

G. Exterior storage or material associated with or resulting from a home occupation, equipment, or refuse shall be prohibited.

H. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odor, electrical interferences detectable to the normal senses of persons off the lot. Any electrical equipment or processes which create visual or audible interference with any radio or television receivers off the premises or which cause fluctuations in line voltages off the premises shall be prohibited. Any home occupation which creates potential hazard of fire, explosion, or radio activity shall be prohibited.

SECTION 3.21-TRANSIENT AND AMUSEMENT ENTERPRISES

Circuses, carnivals, or other transient amusement enterprises may be permitted in any Zoning District upon approval by the Planning Commission, based upon review procedures set forth in SECTION 50.02 herein, for conditional uses, provided, however, that a public hearing shall not be required. Such enterprises may be permitted only on the finding by the Planning Commission that the location of such an activity will not adversely affect adjoining properties or adversely affect public health, safety, morals, or general welfare. The Planning Commission may require posting a bond or other acceptable security running to the Village in an amount sufficient to hold the Village free of all liabilities incidental to the operation of such activity and to indemnify any adjoining land owners for any damage resulting from the operation of such activity, and which damages shall be provable before the court having jurisdiction over the premises upon which the damages occurred and payable through such court.

SECTION 3.22-ACCESS TO STREETS

A. In any residential, commercial, office, wholesale, research, and industrial District every use, building, or structure established after the date of this Ordinance shall be on a lot or parcel which adjoins a public street, such street right-of-way to be at least sixty-six (66) feet in width unless a lesser width has been established and recorded prior to the effective date of this Ordinance, or shall adjoin a private street which has been approved as to design and construction by the Village Council.

B. In any other District, i.e., Recreation-Conservation or Agriculture, every use, or building structure established after the effective date of this Ordinance shall be on a lot or parcel which adjoins a public street, or an easement of access to a public street, such public street right-of-way and private easement to be at least sixty-six (66) feet wide, unless width was established and recorded prior to the effective date of this Ordinance.

C. Every building and structure constructed or relocated after the effective date of this Ordinance shall be so located on lots as to provide safe and convenient access for fire protection vehicles and required off-street parking and loading areas.

ARTICLE 10.0
AG-AGRICULTURE DISTRICT

SECTION 10.01 - PURPOSE

This District is composed of those areas of the Village whose principal use is and

is to be farming. The regulations of this District are designed to conserve, stabilize, enhance and develop farming and related resource - utilization activities, to minimize conflicting uses of parcels, lots, buildings and structures detrimental to or incompatible with these activities, and to prohibit uses of parcels, lots, buildings, and structures which require streets, drainage and other public facilities and services of a different type and quantity than those normally required by these activities.

SECTION 10.02 - PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

A. A single-family dwelling.

B. A parcel may be used for general and specialized-farming and agricultural activities including the raising or growing of crops, livestock, poultry, bees and other farm animals, products and foodstuffs, and any building or structure may be located thereon and used for the day-to-day operation of such activities, for the quartering, storage, or preservation of said crops, livestock, poultry, bees, animals, products, and foodstuffs until consumed on the premises or until moved to a place of collection, distribution, or processing, and for the incidental sale of the crops, products, and foodstuffs raised or grown on said lot or in said building or structure, provided that any lot that is kept as idle cropland shall be so treated as to prevent soil erosion by wind or water and so treated as to prevent excessive growth of obnoxious weeds and shrubs, and provided that any lot kept as non-cropland shall be so treated as to prevent soil erosion by wind or water.

C. A parcel may be used, or a building or structure located thereon for the raising or keeping of fur-bearing animals, horses, ponies, and other animals whether for profit or pleasure.

D. A parcel may be used for the raising or growing of plants, trees, shrubs and nursery stock, and any building or structure may be located thereon and used for such raising or growing and for the storage of equipment and materials necessary for such raising or growing.

E. Roadside stand, provided it is incidental to a permitted use and provided the nursery stock or other agricultural products sold at the stand are raised on the premises where the stand is located Off-Street Parking as required in ARTICLE 51.0.

F. Public and private recreation areas, such as: forest preserve; game refuge; recreation park and reservation; and similar public and private use of low intensity use.

G. Public and private conservation area and structure for the development, protection and conservation of open space, watersheds, water, soil, forest, and wildlife resources.

H. A parcel may be used for the growing, stripping and removal therefrom of sod provided that said lot or portion thereof shall be reseeded after the fall of the year in which it was stripped so as to prevent actual or potential erosion by water or wind.

I. Distribution lines and structures, not including buildings of essential services when located within an existing public or utility right-of-way and repeater buildings of a telephone utility company, when location is approved by the Village Planning Commission.

J. A sign, only in accordance with the regulations specified in ARTICLE 53.0.

K. An accessory use, building or structure.

SECTION 10.03 - CONDITIONAL USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this District subject to obtaining a conditional use permit as provided in ARTICLE 50.0.

A. The removal of soil, sand, gravel and other materials. See ARTICLE 50.0, SECTION 50.06.

B. Public and private park camping round, golf course, golf driving range, clubs, hunting lodge, garden, nurseries, greenhouses, and livestock auction yards.

C. Community and governmental buildings.

D. Airport.

E. Sanitary land fill site.

F. Public and private nursery, primary and secondary schools, business school and college and university.

G. Hospital, nursing home, sanitarium.

H. A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery.

I. Veterinarian, animal clinic and kennels.

J. A radio and television broadcasting and receiving antennas.

K. Transmission lines and structures, not including buildings, of essential services, where located in rights-of-way not a part of public or utility rights-of-way existing at the time of adoption of this Ordinance.

L. Essential services, except as provided for elsewhere in this district, provided that no storage of materials, equipment, vehicles, or supplies shall be located on the premises; that no personnel shall be quartered or employed on the premises; and that the structure(s) shall be designed, erected, and landscaped in such manner as to conform to the character of the surrounding area and this District.

M. A building may be used for the temporary housing of seasonal agricultural workers provided the land where located is at least sixty (60) acres.

N. One mobile home may be used for the housing of one agriculture worker and his family provided the farm where located is at least sixty (60) acres in size is being used for agricultural purposes, and that the worker obtains at least thirty (30) percent of his means from that farm where living. The mobile home shall be located to the rear of the area of farm buildings and shall meet the provisions of ARTICLE 50.0, herein.

SECTION 10.04 - REGULATIONS AND PERFORMANCE STANDARDS

The following regulations shall apply in all AG-AGRICULTURE DISTRICTS.

A. LOT AREA - No building or structure shall be established on any lot less than one (1) acre in area except where livestock is kept, in which case the minimum lot size shall be ten (10) acres.

B. LOT WIDTH - The minimum lot width for a one (1) acre lot shall be one hundred fifty (150) feet, and for a ten (10) acre lot shall be three hundred (300) feet.

C. LOT COVERAGE - The maximum lot coverage shall not exceed ten (10) percent.

D. FLOOR AREA RATIO - The maximum floor area shall not exceed ten (10) percent of the lot area.

E. YARD AND SETBACK REQUIREMENTS-

1. Front Yard: not less than fifty (50) feet from the right-of-way line.

2. Side Yards: least width of either yard shall not be less than twenty (20) feet; except in the case of a corner lot where the side yard on the road or street side shall not be less than thirty-five (35) feet.

3. Rear Yard: not less than fifty (50) feet.

4. The above requirements shall apply to every lot, building or structure.

F. HEIGHT REQUIREMENT - Except as otherwise provided in ARTICLE 56.0, SECTION 56.06, the following height requirements shall apply in this district:

1. For Dwelling and Non-farm Buildings and Structures: No dwelling or non-farm building or structure shall exceed a height of three (3) stories or forty (40) feet.

2. For General and Specialized Farm Buildings and Structures: No general

and specialized farm buildings and structures shall exceed a height of seventy-five (75) feet.

G. REQUIRED OFF-STREET PARKING - As required in ARTICLE 51.0.

H. PERFORMANCE STANDARDS - As required in ARTICLE 54.0.

I. PRESERVATION OF ENVIRONMENTAL QUALITY - As specified in ARTICLE 56.0, SECTION 56.07.

ARTICLE 20.0
R-1A-SINGLE-FAMILY SEMI-URBAN RESIDENTIAL DISTRICT

SECTION 20.01-PURPOSE
This District is composed of those areas of the Village whose principal use is and ought to be single-family dwellings on medium-sized lots. The regulations of this District are designed to preserve a predominantly rural character in those areas fit for concentrated residential use because of the soil's ability to absorb sewage wastes from individual septic tanks and to supply safe water from wells. In addition to the dwellings permitted in this Zoning District there are permitted certain residential and public uses which have been strictly regulated to make

them compatible with the principal use of this District.

SECTION 20.02-PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

A. a single-family dwelling and any use, building, or structure accessory thereto;

B. lines and structures of essential services, as provided in SECTION 10.02, I, herein;

C. a sign, only in accordance with the regulations specified in ARTICLE 53.0;

D. a planned unit residential development, only in accordance with the procedure and regulations specified in ARTICLE 52.0.

SECTION 20.03-CONDITIONAL USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in ARTICLE 50.0.

A. golf course, but not including golf driving range;

B. country clubs, public swimming pools, and recreation clubs, public and private parks and playgrounds;

C. church and public buildings;

D. public and private nurseries, primary and secondary school;

E. essential services, as provided in SECTIONS 10.03 K and L, herein;

F. home occupations.

SECTION 20.04-REGULATIONS AND PERFORMANCE STANDARDS

The following regulations shall apply in all R-1A-Single-Family Semi-Urban Residential Districts.

A. LOT AREA-The Minimum lot area in this District shall be thirteen thousand (13,000) square feet for single-family dwellings and accessory structures thereto.

B. LOT WIDTH-The minimum lot width shall be ninety (90) feet at set-back.

C. LOT COVERAGE-The maximum lot coverage shall not exceed thirty (30) percent.

D. FLOOR AREA RATIO-The maximum floor area shall not exceed thirty (30) percent of the lot area.

E. YARD AND SETBACK REQUIREMENTS-

1. Front Yard: not less than twenty-five (25) feet.

2. Side Yard: least width of either yard shall not be less than eight (8) feet, except in the case of a corner lot where the side yard on the road or street side shall not be less than twenty (20) feet.

3. Rear Yard: not less than thirty-five (35) feet.

4. Accessory structures shall meet the same yard requirements.

5. The above requirements shall apply to every lot, building, or structure.

F. HEIGHT REQUIREMENTS- Except as otherwise provided in ARTICLE 56.0, SECTION 56.06, the following height requirements shall apply in this district:

1. For Buildings and Structures: No building and no structure shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.

2. For Detached Accessory Buildings: No detached accessory buildings shall exceed a height of twenty-five (25) feet.

G. REQUIRED OFF-STREET PARKING-As required in ARTICLE 51.0.

H. PERFORMANCE STANDARDS-As required in ARTICLE 54.0.

I. PRESERVATION OF ENVIRONMENTAL QUALITY - As specified in ARTICLE 56.0, SECTION 56.07.

ARTICLE 21.0
R-1B-SINGLE-FAMILY URBAN RESIDENTIAL DISTRICT

SECTION 21.01-PURPOSE
This district is composed of those areas of the Village whose principal use is and ought to be single-family dwellings on moderately small-sized lots. The regulations of this District are designed to create predominantly urban character in those areas which are served by a central water supply system and a central sanitary sewerage system. In addition to the dwellings permitted in this Zoning District, certain residential and public uses are permitted which have been strictly regulated to make them compatible with the principal use of this District.

SECTION 21.02-PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted in this District:

A. single-family dwellings and any use, building, or structure accessory thereto;

B. lines and structures of essential services, as provided in Section 10.02 I, herein;

C. signs, only in accordance with the regulations specified in ARTICLE 53.0;

D. a planned unit residential development, only in accordance with the procedures and regulations specified in ARTICLE 52.0.

SECTION 21.03-CONDITIONAL USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in ARTICLE 50.0:

A. golf courses, but not including golf driving ranges;

B. country clubs, public swimming pools, and recreation clubs, public and private parks and playgrounds;

C. churches and public buildings;

D. public and private nurseries, primary and secondary school;

E. essential services, as provided in Section 10.03K and L, herein;

F. home occupations.

SECTION 21.04-REGULATIONS AND PERFORMANCE STANDARDS

The following regulations shall apply in all Single-Family Residential Districts:

A. LOT AREA-Where a lot is served with a central water supply system and a central sanitary sewerage system there shall be provided a minimum of thirteen thousand (13,000) square feet of lot area for each single-family dwelling unit. Where a lot is not so served, there shall be provided a minimum of one-half (1/2) acre of lot area for each single-family dwelling unit and one (1) acre of lot area for each two-family dwelling unit. The minimum lot area for all other principal buildings and structures listed in Section 21.03 shall be one (1) acre

where central services are provided and three (3) acres where a lot is not so served.

B. LOT WIDTH-The minimum lot width for lots served with a central water supply system and a central sanitary sewerage system shall be ninety (90) feet. Where a lot is not so served, the minimum lot width shall be ninety (90) feet.

C. LOT COVERAGE-The maximum lot coverage shall not exceed thirty (30) percent.

D. FLOOR AREA RATIO-The maximum floor area shall not exceed thirty (30) percent of the lot area.

E. YARD REQUIREMENTS-

1. front yards not less than twenty-five (25) feet.

2. side yards: where garages are attached to the dwellings, the least width of the side yard with the garage shall be eight (8) feet and the sum of the two side yards shall not be less than twenty (20) feet; where garages are detached the side yard with the driveway shall be at least fifteen (15) feet and the sum of the two side yards shall not be less than twenty (20) feet; except in the case where the side yard on the road or street side shall not be less than twenty-five (25) feet.

3. rear yard: not less than thirty-five (35) feet.

4. accessory structures shall meet the same yard requirements.

5. The above requirements shall apply to every lot, building or structure.

F. HEIGHT REQUIREMENTS-Except as otherwise provided in ARTICLE 56.0, SECTION 56.06, the following height requirements shall apply in this District:

1. For Buildings and Structures: no building and no structure shall exceed a height of two and one half (2 1/2) stories, or thirty-five (35) feet.

2. For detached accessory buildings: no detached accessory building shall exceed a height of twenty-five (25) feet.

G. REQUIRED OFF-STREET PARKING-As required in ARTICLE 51.0.

H. PERFORMANCE STANDARDS-As required in ARTICLE 54.0.

ARTICLE 22.0
R-2A-TWO-FAMILY RESIDENTIAL DISTRICT

SECTION 22.01-PURPOSE
This District is intended to delineate areas in the Village which are suitable for two single-family attached dwellings occupying a common lot or parcel. The District is intended to create areas of essentially single-family residential character, utilizing two attached single-family dwellings, and is limited to those areas served by central water supply and sanitary sewerage systems. It is intended to be similar to the R-1B District, except for the different type, and slightly higher density, of dwelling units.

SECTION 22.02-PERMITTED USES

A. all uses permitted in the R-1B district, Section 21.02, subject to all requirements of that District.

B. two-family dwellings.

SECTION 22.03-CONDITIONAL USES

A. all uses permitted in the R-1B District, Section 21.03, as conditional uses, subject to all requirements of that District.

SECTION 22.04-REGULATIONS AND PERFORMANCE STANDARDS
The regulations set forth in Section 21.04 of the R-1B District shall apply, except for the following:

A. Lot Area-Every lot or parcel of land occupied by a two-family dwelling shall contain an area of not less than twenty-thousand (20,000) square feet.

B. Lot Width-The minimum lot width for two-family dwellings shall be one hundred twenty (120) feet.

ARTICLE 23.0
R-2B-LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT

SECTION 23.01-PURPOSE
This District is composed of those areas of the Village whose principal use is or ought to be multiple-family dwellings. The regulations of this District are designed to permit a lower density of population and a lower intensity of land use than is allowed in the R-3 District, in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to such other uses, buildings, structures, or amenities which support, complement or serve such a density and intensity. In addition to the dwellings permitted in this Zoning District, there are permitted certain residential and public uses which have been strictly regulated to make them compatible with the principal uses of this District.

SECTION 23.02-PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted in this District:

A. single-family dwelling and any use, building or structure accessory thereto.

B. two-family dwellings and any use, building or structure accessory thereto.

C. Multiple-family dwelling and any use, building or structure accessory thereto.

D. home occupations may be located on lot with a single-family dwelling.

E. lines and structures of essential services, as provided in Section 10.02 I, herein.

F. signs, only in accordance with the regulations specified in ARTICLE 53.0.

G. A planned unit residential developments, only in accordance with the procedures and regulations specified in ARTICLE 52.0.

SECTION 23.03-CONDITIONAL USES

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in ARTICLE 50.0:

A. golf courses, but not including golf driving range;

B. country club, public swimming pools, and recreation clubs, public and private parks and playgrounds;

C. church and public buildings;

D. public and private nurseries, primary and secondary school;

E. essential services, as provided in Sections 10.02 K and L, herein.

SECTION 23.04-REGULATIONS AND PERFORMANCE STANDARDS

The following regulations shall apply in all R-2B-Low Density Multiple-Family Residential Districts:

A. LOT AREA-Every lot or parcel of land occupied by a single-family dwelling shall contain an area of thirteen thousand (

seven hundred (6,700) square feet for the first two bedrooms and thirteen hundred (1,300) square feet for each additional bedroom unit in excess of two. Provided further that every structure(s) that has three (3) or more dwelling units shall have a minimum lot size of one-half (1/2) acre.

B. LOT WIDTH-

1. for a single-family dwelling the minimum lot width shall be ninety (90) feet;
2. for a two-family dwelling, the minimum lot width shall be one hundred twenty (120) feet;
3. for a multiple dwelling structure, the minimum lot width shall be one hundred twenty (120) feet.

C. LOT COVERAGE-The maximum lot coverage shall not exceed thirty (30) percent.

D. FLOOR AREA RATIO-The maximum floor area shall not exceed thirty (30) percent of the lot area.

E. YARD REQUIREMENTS-

1. front yard: not less than thirty-five (35) feet;
2. side yards: for multiple-family dwellings; least width of either yard shall not be less than ten (10) feet, but the sum of the two side yards shall not be less than twenty-five (25) feet; except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than thirty-five (35) feet; for single-family dwellings, as set forth in SECTION 22.04; (2) for two-family dwellings, as set forth in SECTION 22.04;
3. rear yard: not less than thirty-five (35) feet;
4. for accessory structures, the structure shall meet the same yard requirements;
5. the above requirements shall apply to every lot, building or structure.

F. HEIGHT REQUIREMENTS-Except as otherwise provided in ARTICLE 56.0, SECTION 56.06, no building shall exceed two and one-half (2 1/2) stories above finished grade or thirty-five (35) feet whichever is the lesser.

G. DISTANCE BETWEEN GROUPED BUILDINGS-In addition to the required setback lines provided elsewhere in this Ordinance, in group dwellings (including semi-detached and multiple-dwellings) the following minimum distances shall be required between each said dwelling:

1. where buildings are front to front or front to rear, three (3) times the height of the taller building, not less than fifty (50) feet;
2. where buildings are side to side, one (1) time the height of the taller buildings but not less than eighteen (18) feet;
3. where buildings are front to side, rear to side, or rear to rear, two (2) times the height of the taller building but not less than thirty-five (35) feet. In applying the above standards, the front of the building shall mean that face of the building having the greatest length, the rear is that face opposite the front. The side is the face having the smallest dimension.

H. REQUIRED OFF-STREET PARKING-As required in ARTICLE 51.0;

I. REQUIRED SITE PLAN REVIEW BY PLANNING COMMISSION-As required in ARTICLE 55.0.

J. PERFORMANCE STANDARDS-As required in ARTICLE 54.0.

ARTICLE 24.0

R-3-MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT

SECTION 24.01-PURPOSE

This District is composed of those areas of the Village whose principle use is or ought to be multiple-family dwellings at a moderate density. The regulations of this District are designed to permit a medium density of population and a medium intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which are adjacent to such other uses, buildings, structures, or amenities which support, complement or serve such a density and intensity, in addition to the dwellings permitted in this Zoning District, there are permitted certain residential and public uses which have been strictly regulated to make them compatible with the principle use of this District.

SECTION 24.02-PERMITTED USES
The following buildings and structures and uses of parcels, lots, buildings, and structures are permitted in this District:

- A. single-family dwellings and any use, building, or structure accessory thereto;
- B. two-family dwellings and any use, building, or structure accessory thereto;
- C. multiple-family dwelling and any use, building, or structure accessory thereto;
- D. a home occupation may be located on a lot with a single-family dwelling;
- E. lines and structures of essential services, as provided in SECTION 10.02, I, herein;
- F. a sign, only in accordance with the regulations specified in ARTICLE 53.0;
- G. a planned unit residential developments, only in accordance with the procedures and regulations specified in ARTICLE 52.0.

SECTION 24.04-CONDITIONAL USES

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in ARTICLE 50.0:

- A. golf courses, but not including golf driving range;
- B. country clubs, public swimming pools, and recreation clubs, public and private parks and playgrounds;
- C. churches and public buildings;
- D. public and private nursery schools; primary and secondary school; business schools, colleges and universities;
- E. medical and dental clinic, when associated with a hospital, nursing home, or sanitarium;
- F. funeral establishments;
- G. hospitals, nursing homes, sanitariums;
- H. essential services as provided in SECTION 10.03 K and L, herein.

SECTION 24.04-REGULATIONS AND PERFORMANCE STANDARDS

The following regulations shall apply in all R-3 - Medium Density Multiple-Family Residential Districts:

- A. **LOT AREA-**Every lot or parcel of land occupied by a single-family dwelling shall contain an area of thirteen thousand (13,000) square feet. Every lot or parcel of land occupied by a two-family dwelling shall contain an area of not less than twenty thousand (20,000) square feet. Every lot or parcel of land occupied by a multiple-family dwelling structure which has three (3) or more dwelling units shall contain an area of not less than the following:
 1. for each dwelling unit having no bedroom unit, nineteen hundred (1,900) square feet;
 2. for each dwelling unit having one (1) bedroom unit, twenty-three hundred (2,300) square feet;
 3. for each dwelling unit having two (2) bedroom units, three thousand (3,000) square feet;
 4. for each dwelling unit having more than two bedroom units, three thousand (3,000) square feet plus seven hundred (700) square feet for each bedroom unit in excess of two (2) bedroom units.
 Provided further that every lot which has multiple-dwelling structure(s) which has three (3) or more dwelling units shall contain not less than five (5) acres of lot area.

B. LOT WIDTH-

1. for a single-family dwelling, the minimum lot width shall be ninety (90) feet;
2. for a two-family dwelling, the minimum lot width shall be one hundred twenty (120) feet;
3. for a multiple-family dwelling, the minimum lot width shall be three hundred (300) feet.

C. LOT COVERAGE-

1. for one (1) and two (2) family dwellings, the maximum lot coverage shall not exceed thirty (30) percent.
2. for multiple-family buildings, the maximum lot coverage shall not exceed thirty-five (35) percent.

D. FLOOR AREA RATIO-

1. for one (1) and two (2) family dwellings, the maximum floor area shall not exceed thirty (30) percent of the lot area;
2. for multiple-family buildings, the maximum floor area shall not exceed thirty-five (35) percent of the lot area.

E. YARD REQUIREMENTS-

1. front yard: not less than fifty (50) feet;
2. side yards: least width of either yard shall not be less than twenty (20) feet, but the sum of the two (2) side yards shall not be less than fifty (50) feet; except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than fifty (50) feet;
3. rear yard: not less than fifty (50) feet;
4. accessory structures shall meet the same yard requirements;
5. the above requirements shall apply to every lot, building, or structure.

F. HEIGHT REQUIREMENTS-Except as is otherwise provided in ARTICLE 56.0, SECTION 56.06, no building or structure shall exceed two and one-half (2 1/2) stories above finished grade or thirty-five (35) feet which ever is the lesser.

G. DISTANCE BETWEEN GROUPED BUILDINGS-In addition to the required setback lines provided elsewhere in this ordinance, in group dwellings (including semi-detached and multiple-dwellings) the following minimum distances shall be required between each said dwelling:

1. where buildings are front to front or front to rear, three (3) times the height of the taller building, but not less than seventy (70) feet;
2. where buildings are side to side, one and one-half (1 1/2) times the height of the taller building but not less than twenty (20) feet;
3. where buildings are front to side, rear to side, or rear to rear, two (2) times the height of the taller building but not less than forty-five (45) feet. In applying the above standards, the front of the building shall mean that face of the building having the greatest length, the rear is that face opposite the front. The side is the face having the smallest dimension.

H. REQUIRED OFF-STREET PARKING-As required in ARTICLE 51.0.

I. REQUIRED SITE PLAN REVIEW BY PLANNING COMMISSION-As required in ARTICLE 55.0.

J. PERFORMANCE STANDARDS-As required in ARTICLE 54.0.

ARTICLE 25.0

MHP - MOBILE HOME PARK RESIDENTIAL DISTRICT

SECTION 25.01-PURPOSE

The purpose of this District is to provide for the development of mobile home parks, and to:

- A. bring about mobile home parks which are an asset to the community and to prevent the development of those which would be a community liability;
- B. to promote mobile home parks with the character of residential neighborhoods;
- C. to protect the health, safety, and welfare of mobile home park residents and the surrounding community;
- D. to fit this legitimate use of land into development plans as they are considered, adopted and amended by the village, which will harmonize this type of residential development with other existing and proposed land uses;
- E. it is the intent of this Ordinance that Mobile Home Park Districts will be served adequately by essential public facilities and service such as highways, police and fire protection, water and sewers, drainage structures, refuse disposal and that the persons or agencies responsible for the establishment of the mobile home park shall be able to provide adequately any such service; further, that the establishment of any Mobile Home Park District shall not create excessive requirements at public cost for public facilities and services.

SECTION 25.02-PERMITTED USES

The following buildings and uses, and uses of parcels, lots, buildings, and structures are permitted in this district:

- A. Mobile Home Park
- B. Accessory buildings or structures under park management, supervision shall be used only as office space, storage, laundry facilities, recreation facilities, garage storage or other necessary service for park resident use only. No accessory building or structure shall exceed twenty-five (25) feet in height, or two (2) stories; and shall meet the requirements of the Manchester Village Building Code. This is not intended to prevent the sale of an occupied mobile home that is on an existing mobile home park pad and is being sold by the occupant owner of the mobile home.
- C. One (1) identification sign, approved in conjunction with the final site plan approval of the mobile home park. In no case shall such sign be larger than sixty (60) square feet in surface area nor have any moving parts, nor stand higher than ten (10) feet from the ground to the top of the sign. Such sign shall be no closer to the public right-of-way line than thirty (30) feet.
- D. Not more than one (1) entry and one (1) exit sign at each access drive onto the public right-of-way, approved in conjunction with the final site plan approval of the mobile home park. In no case shall the sign be larger than two (2) square feet in surface area, nor have any moving parts, nor stand higher than five (5) feet from the ground to the top of the sign.
- E. Not more than one (1) local street sign at a local intersection of such park which identifies the local streets by name, the sign approved in conjunction with the final site plan approval of the Mobile Home Park. In no case shall the sign be larger than one (1) square foot in surface area per local street name, nor stand higher than seven (7) feet from the ground to the top of the sign.
- F. Lines and structures of essential services, as provided in SECTION 10.02 I, herein.

SECTION 25.03-CONDITIONAL USES

A. Essential Services, as provided in SECTIONS 10.03 K and L, herein.

SECTION 25.04-PROCEDURE AND PERMITS

The following describes the procedures and permits necessary for development of a mobile home park.

- A. In addition to all such procedures as may be required by this Ordinance, the owner or developer of a mobile home park in a lot or parcel of land zoned MHP-Mobile Home Park, shall:
 1. Obtain Site Plan Review approval from the Village as provided in ARTICLE 55.0.
 2. To construct a mobile home park the owner or developer shall:
 1. obtain a construction permit from the Director, Michigan Department of Public Health as required in the Michigan Trailer Coach Act, Act 243, of the Public Acts of 1959, as amended, a copy of which shall be given to the building inspector;
 2. obtain a building permit from the Manchester Village Building Inspector, as required in the Village Building Code.
- C. To inhabit, conduct or operate a mobile home park, the owner or developer shall:
 1. obtain approval from the Director, Michigan Department of Public Health, of the completed construction as required in the Michigan Trailer Coach Park Act, Act 243 of the Public Acts of 1959, as amended, a copy of which shall be given to the building inspector;
 2. obtain an annual license from the Director, Michigan Department of Public Health, as provided in the Michigan Trailer Coach Park Act, Act 243 of the Public Acts of 1959, as amended, a copy or receipt of which shall be given to the Village Clerk;
 3. obtain a certificate of occupancy from the Village Building Inspector, as provided in the Manchester Village Building Code.
 4. obtain an annual license from Manchester Village.
- D. Periodic Inspection:
The Village Building Inspector or other agents authorized by the Village are granted the power and authority to enter upon the premises of any such park at any time for the purpose of determining and/or enforcing any provision or provisions of this or any other Village Ordinance applicable to the conduct and operation of mobile home parks.

1. obtain a construction permit from the Director, Michigan Department of Public Health as required in the Michigan Trailer Coach Act, Act 243, of the Public Acts of 1959, as amended, a copy of which shall be given to the building inspector;
2. obtain a building permit from the Manchester Village Building Inspector, as required in the Village Building Code.

C. To inhabit, conduct or operate a mobile home park, the owner or developer shall:

1. obtain approval from the Director, Michigan Department of Public Health, of the completed construction as required in the Michigan Trailer Coach Park Act, Act 243 of the Public Acts of 1959, as amended, a copy of which shall be given to the building inspector;
2. obtain an annual license from the Director, Michigan Department of Public Health, as provided in the Michigan Trailer Coach Park Act, Act 243 of the Public Acts of 1959, as amended, a copy or receipt of which shall be given to the Village Clerk;
3. obtain a certificate of occupancy from the Village Building Inspector, as provided in the Manchester Village Building Code.
4. obtain an annual license from Manchester Village.

D. Periodic Inspection:

The Village Building Inspector or other agents authorized by the Village are granted the power and authority to enter upon the premises of any such park at any time for the purpose of determining and/or enforcing any provision or provisions of this or any other Village Ordinance applicable to the conduct and operation of mobile home parks.

SECTION 25.05-REGULATIONS AND STANDARDS

The following regulations shall apply in all MHP-Mobile Home Park Districts:

- A. **LOT AREA-**The land area of a mobile home park shall not be less than fifteen (15) acres.
- B. **SITE AREA-**Mobile home sites shall be at least five thousand (5,000) square feet in area.
- C. **MOBILE HOME-**Each mobile home within such park shall contain a flush toilet, sleeping accommodations, a tub or shower bath, kitchen facilities, and plumbing and electrical connections designed for attachment to appropriate external systems.
- D. **YARD REQUIREMENTS-**
 1. Each mobile home site shall have side yards with each such yard having a width of not less than ten (10) feet and the aggregate width of both said yards not less than thirty (30) feet.
 2. Each mobile home site shall have front and rear yards with each such yard not less than eight (8) feet and the sum of both yards not less than twenty (20) feet.
 3. For the purpose of this SECTION, yard width shall be determined by measurement from the mobile home face (side) to its mobile home site boundary which, every point shall not be less than the minimum width herein provided. Open patios, carports, and individual storage facilities shall be disregarded in determining yard widths. Enclosed all-weather patios shall be included in determining yard widths. The front yard is that yard which runs from the hitch end of the mobile home to the nearest site line. The rear yard is at the opposite end of the mobile home and side yards are at right angles to the front and rear ends.
- E. **OTHER DIMENSION REQUIREMENTS-**From all stands, the following minimum distances shall be maintained:
 1. ten (10) feet to the buffer strip;
 2. thirty (30) feet to the boundary of such park which is not a public street;
 3. fifty (50) feet to the right-of-way of any public street or highway;
 4. fifteen (15) feet to any collector street of such park (parking bay, local drive, or central parking drive is not a collector street). A park collector street is that roadway which carries traffic from local park streets, drives and parking areas to public streets outside the park.
 5. eight (8) feet to any common walkway or local drive of such park;
 6. fifty (50) feet to any parking area designed for general parking in such park (general parking defines parking bays for other than park residents).
 7. fifty (50) feet to any service building in such park.
- F. A mobile home shall not be permitted to occupy single or multiple sites if either its length or width would cause it to occupy the space required by yard setback dimensions.
- G. Each mobile home site shall be provided with a stand consisting of a solid concrete pad not less than four (4) inches thick, and not more or less than the length and width of the mobile home which will be located on this site. This pad shall be so constructed, graded, and placed to be durable and adequate for the support of the maximum anticipated load during all seasons.
- H. Each mobile home shall be supported on uniform jacks or blocks supplied by the mobile home park management.
- I. An all weather hard surfaced outdoor patio area of not less than one hundred and eighty (180) square feet shall be provided at each mobile home site, conveniently located to the entrance of the mobile home and appropriately related to open areas of the lot and other facilities, for the purpose of providing suitable outdoor living space to supplement the limited interior spaces of a mobile home.
- J. Each mobile home park shall include suitably designed enclosed storage structure or structures suitable for storage of goods and the usual effects of the inhabitants of such park, such storage space should not be less than one hundred and fifty (150) cubic feet for each mobile home site or in common structure with individual lockers.
- K. Uniform skirting of each mobile home base shall be required, within thirty (30) days after initial placement, such skirting shall be of twenty-six (26) gauge solid sheet metal, aluminum or other non-corrosive metal or material of equal strength and so constructed and attached to this mobile home so as to deter and prevent entry of rodents, and insects. Storage of goods and articles underneath any mobile home or out-of-doors at any mobile home site shall be prohibited.
- L. Canopies and awnings may be attached to any mobile home and may be enclosed and used for recreation or sun room purposes. When enclosed for living purposes, such shall be considered as part of the mobile home and a permit required, issued by the Village Building Inspector, before such enclosure can be used for living purposes.
- M. On-site outdoor laundry space of adequate area and suitable location, shall be provided if park is not furnished with indoor dryers if use of indoor dryers is not customarily acceptable to occupants. Where outdoor drying space is required or desired, individual clothes drying facilities on each site of the collapsible umbrella type of hanging apparatus shall be allowed, with park management providing a concrete-embedded socket at each site.
- N. All mobile homes within such parks shall be suitably connected to sewer and water services provided at each mobile home site, and shall meet the requirements and be approved by the Washtenaw County Health Department:
 1. All sanitary sewage facilities, including plumbing connections to each mobile home site, shall be constructed so that all facilities and lines are protected from freezing, from bumping or from creating any type of nuisance or health hazard. Sewage facilities shall be of such capacity to adequately serve all users of park at peak periods. Running water from a state tested and approved

supply, designed for a minimum flow of two hundred (200) gallons per day per mobile home site shall be piped to each mobile home. Sewer connections shall not exceed ten (10) feet in length above ground.

2. Storm drainage facilities shall be so constructed as to protect those that will reside in the mobile home park, as well as the property owners adjacent to the park. Such park facilities shall be of such capacity to insure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the park.

O. Disposal of garbage and trash:

1. All garbage and trash containers should be placed in a conveniently located suitably designed enclosed structure(s). The removal of trash shall take place not less than once a week. Individual incinerators shall be prohibited.
2. The method used for such removal shall be approved by the State and inspected periodically by the Washtenaw County Health Department.

P. Every mobile home park shall be equipped at all times with fire extinguishing equipment in good working order of such type, size and number and so located within the park to satisfy regulations of the State Fire Marshall and the Manchester Township Fire Chief.

Q. All electric, telephone, or other lines from supply poles outside the park or other sources to each mobile home site shall be underground.

R. Any fuel oil and/or gas storage shall be centrally located in underground tanks, at a distance away from any mobile home site as it is bound to be safe. At fuel lines leading to park and to mobile home sites shall be underground and so designed as to conform with the Manchester Village Building Code and any State Code that is applicable. When separate meters are installed, each shall be located in a uniform manner. The use of individual fuel oil or propane gas storage tanks to supply each mobile home separately is prohibited.

S. A buffer of trees and shrubs not less than twenty (20) feet in depth shall be located and maintained along all boundaries of such park excepting at established entrances and exits serving such park. When necessary for health, safety, and welfare, a fence shall be required to separate park from an adjacent property.

T. Any and all plantings in the park shall be hardy plant materials and maintained thereafter in a neat and orderly manner. Withered and/or dead plant material shall be replaced within a reasonable period of time but no longer than one (1) growing season.

U. A recreation space of at least three hundred (300) square feet per mobile home site in the park shall be developed and maintained by the management. This area shall not be less than one hundred (100) feet in its smallest dimension and its boundary no further than five hundred (500) feet from any mobile home site served. Streets, sidewalks, parking areas, and accessory buildings are not to be included as recreation space in computing the necessary area.

V. STREETS AND PARKING REQUIREMENTS-

1. All roads, driveways and motor vehicle parking spaces shall be paved and constructed as to handle all anticipated peak loads, and adequately drained and lighted for safety and ease of movement of pedestrians and vehicles. All roads and driveways shall have curbs and gutters.
2. One automobile parking space shall be provided within one hundred and fifty (150) feet of each mobile home site. In such park there shall be provided additional automobile parking spaces in number not less than the number of mobile home sites within such park. Central storage of all non-passenger type vehicles including trucks and trailers shall be properly screened as not to be a nuisance, and such park central storage shall not be closer than fifty (50) feet to any mobile home when such storage is allowed in the mobile home park. Each parking space shall have a minimum width of ten (10) feet and twenty (20) feet in length.
3. Minimum widths of roadways (curb face to curb face) shall be as follows:

MOTOR VEHICLE PARKING	TRAFFIC USE	MINIMUM PAVEMENT WIDTH (Curb Face to Curb Face)
Parking Prohibited	2-way road	22 feet
Parallel Parking	1-way road	22 feet
1 side only	1-way road	22 feet
Parking Prohibited	1-way road	22 feet
Parallel Parking	1-way road	29 feet
2 sides	1-way road	29 feet
Parallel Parking	2-way road	40 feet
2 sides	2-way road	40 feet

4. When a cul-de-sac drive is provided, the radius of such roadway loop should be a minimum of fifty (50) feet, curb face to curb face, with the drive length a maximum of three hundred (300) feet.

W. Walkways shall not be less than four (4) feet in width excepting that walkways designed for common use of not more than three mobile home sites shall be not less than three (3) feet in width.

X. When exterior television antenna installation is necessary, a master antenna shall be installed and extended to individual stands by underground lines. Such master antenna shall be so placed as not to be a nuisance to park residents or surrounding areas.

Y. Park owners and management are required to maintain the physical and natural facilities and features of the park in neat, orderly, safe manner.

Z. Required Site Plan Review by the Planning Commission-As required in ARTICLE 55.0.

AA. Performance Standards-As required in ARTICLE 54.0.

SECTION 25.06-UNIQUE CHARACTER DESIGN

A. Purpose and Interest: In the event an applicant of a site plan approval desires unique flexibility in a mobile home park design that can be obtained from a unique character of development and still conform to the purpose and intent of this ordinance even though the proposal does not comply with all provisions, one may apply for such by so stating on the site plan application. Qualification for such unique character design shall be determined by the Manchester Village Planning Commission upon review of the Preliminary Sketch Plan.

B. Park standards shall be in accordance with the provisions under "Required Park Standards for Mobile Home Parks," except for the following:

1. An added degree of flexibility may be granted in the placement and inter-relationship of mobile home sites within the mobile home park. A gross density of not more than seven (7) mobile home sites per acre, and not more than eleven (11) mobile home sites per any single acre within park shall be maintained. No site shall be less than three thousand five hundred (3,500) square feet, with the square footage under five thousand, (5,000) square feet being used for recreation and/or open space purposes.
2. An added degree of flexibility may be granted in the yard dimensions of a mobile home site in the following matter:
 - a. There shall be unobstructed open spaces of at least twelve (12) feet between the sides or end and sides of adjacent mobile homes for the full length of the mobile home, and at least ten (10) feet of unobstructed open space between the ends of the mobile homes.
 - b. No window of any mobile home shall open onto any other mobile home face unless such dimension between mobile homes is at least twenty (20) feet.

c. No doorway of any mobile home shall open onto any other mobile home face unless such dimension between mobile homes is at least thirty (30) feet.

ARTICLE 30.0
C-1-LOCAL COMMERCIAL DISTRICT

SECTION 30.01-PURPOSE

This District is designed primarily for the convenience of persons residing in the adjacent and immediate surrounding urban residential neighborhoods, and for the accommodation of those retail and business service activities that serve the adjacent and surrounding neighborhoods. It is the purpose of these regulations to permit and development of the enumerated functions and at the same time to protect the abutting and surrounding residential properties. To these ends certain uses are excluded which would function more effectively in other districts and which would interfere with the operation of retail establishments selling only convenience goods or services.

SECTION 30.02-PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this District:

- A. clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop and shoe repair shop;
- B. food services including grocery, meat market, bakery, restaurant, delicatessen and fruit market, ice-cream and similar self-serve units but not including any business of a drive-in type;
- C. personal services, including barber shop and beauty salon, medical and dental clinics, music studios, banks and saving and loan associations, and other similar uses;
- D. retail services, including drug store, hardware, gift shop, and dry goods and notions store;
- E. essential services, except those provided for elsewhere in this district, provided that electrical substations shall be enclosed on all sides in a manner in keeping with the character of the surrounding area;
- F. a sign, only in accordance with the regulations specified in ARTICLE 53.0;
- G. an accessory use, building or structure.

SECTION 30.03-CONDITIONAL USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in ARTICLE 50.0:

- A. animal hospitals or clinics;
- B. lines and structures of essential services, as provided in Section 10.03 K, herein;
- C. multiple-housing and/or apartment dwelling second floor and above.

SECTION 30.04-REGULATIONS AND PERFORMANCE STANDARDS

The following regulations shall apply in all C-1-Local Commercial Districts:

- A. LOT AREA-No building or structure shall be established on any lot less than one-half (1/2) acre in area, except where a lot is served with a public water supply system and a public sanitary sewerage system, in which case there shall be provided a minimum lot area of five thousand (5,000) square feet.
- B. LOT WIDTH-The minimum lot width for lots served with a central water supply system and a central sanitary sewerage system shall be thirty (30) feet. Where a lot is not so served, the minimum lot width shall be one hundred (100) feet. The minimum width of a lot of a local shopping center or other combined development of retail and/or service facilities in this district shall be 200 feet.
- C. LOT COVERAGE-The maximum lot coverage shall not exceed thirty (30) percent.
- D. FLOOR AREA RATIO-The maximum floor area shall not exceed sixty (60) percent of the lot area.

E. YARD AND SETBACK REQUIREMENTS-

- 1. Front Yard: not less than twenty-five (25) feet. Minimum front yard may not be required when two or more buildings are part of a central business district or other combined development of local retail and/or service facilities. Front yard requirements shall apply to the perimeter of such developments.
- 2. Side Yards: least width of either side yard shall not be less than ten (10) feet, except in the case of a corner lot or parcel abutting a Residential District where the side yard on the road or residential side shall not be less than twenty-five (25) feet. Minimum interior side yards may not be required when two or more buildings are part of a Central Business District or other combined development of local retail and/or service facilities. Side yard requirements shall apply to the perimeter of such developments.
- 3. Rear Yards: not less than fifteen (15) feet.

F. HEIGHT REQUIREMENTS-No building or structure shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories.

G. TRANSITION STRIPS-

- 1. On every lot in this District which abuts a lot in an Agricultural and Residential district (including mobile homes) there shall be provided a transition strip. Such transition strip shall be not less than fifteen (15) feet in width, shall be provided along every lot line, except at front lot lines, which abuts a lot in such Districts, shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this District is improved, with a solid screen, wall or hedge not less than four (4) feet nor more than six (6) feet in height, and maintained in good condition.
- 2. A use or structure on any lot in this District fronting a public road, street, or way shall provide in addition to and as an integral part of any site development, on the front yard, a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.

H. REQUIRED OFF-STREET PARKING-As required in ARTICLE 51.0.

I. REQUIRED SITE PLAN REVIEW BY PLANNING COMMISSION-As required in ARTICLE 55.0.

J. PERFORMANCE STANDARDS-As required in ARTICLE 54.0.

ARTICLE 31.0
C-2-GENERAL COMMERCIAL DISTRICT

SECTION 31.01-PURPOSE

This District is designed primarily for the accommodation of business and commercial activities that serve the whole village and portions of the surrounding rural townships. Such activities require land and structure uses that typically are compact and primarily located in integrated community or regional shopping centers. It is the purpose of these regulations to permit development of the enumerated functions and to protect the abutting residential properties. To these ends, certain uses are excluded which would function more effectively in other Districts and which would interfere with the operation of retail and business establishments in this District.

SECTION 31.02-PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted in this District:

- A. all permitted uses allowed in C-1-Commercial District as provided in SECTION 30.02 of this Ordinance;
- B. retail services, including department stores, furniture stores, appliance stores, and super markets;

- C. business and professional offices, such as legal, engineering, accounting, financial and insurance;
- D. equipment services, including repair, radio and television, electrical appliance shop, plumber, electrician and other similar services and trades;
- E. a sign, only in accordance with the regulations specified in ARTICLE 53.0;
- F. an accessory use, building or structure.

SECTION 31.03-CONDITIONAL USES

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in ARTICLE 50.0:

- A. establishments serving alcoholic beverages and/or providing entertainment.
- B. funeral establishments, mortuaries.
- C. hotel, tourist homes and boarding and rooming houses.
- D. animal hospitals or clinics.
- E. open air display area for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, small tools, pneumatic-tired two and four wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment. Displays must be located behind all setback lines;
- F. lots for the sale of used cars, used farm machinery, and other used vehicles and equipment, when not sold in conjunction with sales of new cars, machinery, vehicles, or equipment, and for the repair thereof;
- G. gasoline service station, when provided on a lot with a minimum frontage on any street of 120 feet and when no more than two such stations shall exist at an intersection;
- H. lines and structures of essential services, as provided in Section 10.03 K, herein;
- I. recreation services, including theater, bowling alley and roller and ice skating rinks;
- J. car wash;
- K. agricultural services, including machinery sales and repair establishments, and farm supply stores;
- L. showroom and sales of new automobiles, farm machinery, and other vehicles and equipment, and the display and sale of used cars, farm machinery, and other vehicles and equipment when in conjunction with a showroom and sales of new units thereof; and repair and paint of same when in conjunction with a showroom and sales of new units thereof;
- M. mobile home and trailer court sales and repair and paint.

SECTION 31.04-REGULATIONS AND PERFORMANCE STANDARDS

The following regulations shall apply in all C-2-General Commercial Districts:

- A. LOT AREA-No building or structure shall be established on any lot less than one (1) acre in area, except where a lot is served with a public water supply system and a public sanitary sewerage system, in which case there shall be provided a minimum lot area of twenty thousand (20,000) square feet.
- B. LOT WIDTH-The minimum lot width for lots served with a central water supply system and a central sanitary sewerage system shall be one hundred (100) feet. Where a lot is not so served, the minimum lot width shall be one hundred and twenty (120) feet. The minimum lot width for a community shopping center or other combined development of retail and/or service facilities shall be two hundred (200) feet.
- C. LOT COVERAGE-The maximum lot coverage shall not exceed twenty-five (25) percent.
- D. FLOOR AREA RATIO-The maximum floor area shall not exceed eighty (80) percent of the lot area.

E. YARD AND SETBACK REQUIREMENTS-

- 1. Front Yard: not less than thirty-five (35) feet, including all signs and pump islands of gasoline service stations. Minimum front yard may not be required when two or more buildings are part of a Central Business District or other commercial development of general retail and/or service facilities. Front yard requirements shall apply to the perimeter of such developments.
- 2. Side Yards: least width of either side yard shall not be less than ten (10) feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than thirty-five (35) feet. Minimum interior side yards may not be required when two or more buildings are part of a Central Business District or other combined development of general retail and/or service facilities. Side yard requirements shall apply to the perimeter of such developments.
- 3. Rear Yards: not less than thirty-five (35) feet.

F. HEIGHT REQUIREMENTS-No building or structure shall exceed a height of forty-five (45) feet or three (3) stories.

G. TRANSITION STRIPS-

- 1. On every lot in this District which abuts a lot in an Agricultural and Residential District (including mobile homes) there shall be provided a transition strip. Such transition strip shall be not less than fifteen (15) feet in width, shall be provided along every lot line, except at front lot line, which abuts a lot in such Districts, shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this District is improved, with a screen, wall or hedge not less than four (4) feet nor more than six (6) feet in height, and maintained in good condition.
- 2. A use or structure on any lot in this District fronting a public road, street or way shall provide in addition to and as an integral part of any site development, on the front yard, a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.

H. REQUIRED OFF-STREET PARKING-As required in ARTICLE 51.0.

I. REQUIRED SITE PLAN REVIEW BY PLANNING COMMISSION-As required in ARTICLE 55.0.

J. PERFORMANCE STANDARDS-As required in ARTICLE 54.0.

ARTICLE 32.0
C-3-HIGHWAY COMMERCIAL DISTRICT

SECTION 32.01-PURPOSE

This District is designed primarily for the accommodation of business and commercial activities that serve the whole Village as well as nonresident persons traveling on limited access highways and major thoroughfares. Such activities require land and structure uses that are concentrated or grouped at limited access interchanges and at certain intersections of major thoroughfares. The operation of highway service activities normally involve the serving of food and beverage and the provision of lodging and automobile service. It is the purpose of these regulations to permit development of the enumerated functions and to protect the abutting residential properties. To these ends, certain uses are excluded which would function more effectively in other Districts and that would interfere with the operation of highway service activities in this District.

SECTION 32.02-PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings, and

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structures are permitted in this District:

- A. gasoline service station, including minor repair service, where not more than two (2) such stations shall exist at an intersection;
- B. motels, hotels, restaurants;
- C. drive-ins, including restaurants, banks, laundries;
- D. essential services, as provided in Section 30.02 E, herein;
- E. a sign, only in accordance with the regulations specified in ARTICLE 53.0;
- F. accessory use; building, or structure.

SECTION 32.03-CONDITIONAL USES

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in ARTICLE 50.0:

- A. retail, sporting goods sales, souvenir and gift shop, public information booth;
- B. drive-in theater;
- C. places of amusement, entertainment or recreation such as dance hall, bowling alleys, miniature golf, commercial swimming pools, skating rinks, trampolines, etc.
- D. lines and structures of essential services, as provided in Section 10.03 K, herein.

SECTION 32.04-REGULATIONS AND PERFORMANCE STANDARDS

The following regulations shall apply in all C-3-Highway Commercial Districts:

- A. LOT AREA-No building or structure shall be established on any lot less than one (1) acre in area, except where a lot is served with a central water supply system and a central sanitary sewerage system, in which case there shall be provided a minimum lot area of thirty thousand (30,000) square feet.
- B. LOT WIDTH-The minimum width of all lots, whether or not served with a central water supply system and a central sanitary sewerage system shall be one hundred and fifty (150) feet.
- C. LOT COVERAGE-The maximum lot coverage shall not exceed thirty (30) percent.
- D. FLOOR AREA RATIO-The maximum floor area shall not exceed sixty (60) percent of the lot area.

E. YARD REQUIREMENTS-

- 1. Front Yard: not less than fifty (50) feet including all signs and the pump islands of gasoline service stations.
- 2. Side Yards: least width of either yard shall not be less than twenty (20) feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than fifty (50) feet.
- 3. Rear Yards: not less than thirty-five (35) feet.
- 4. The above requirements shall apply to every lot, building or structure.

F. HEIGHT REQUIREMENTS-No building or structure shall exceed a height of thirty-five (35) feet or two (2) stories.

G. TRANSITION STRIPS-

- 1. On every lot in the District which abuts a lot in an Agricultural and Residential District (including mobile homes) there shall be not less than fifteen (15) feet in width, shall be provided along every lot line, except a front lot line, which abuts a lot in such Districts, shall not be included as part of the yard required around a building or structure, and shall be improved with a screen, wall or hedge not less than four (4) nor more than eight (8) feet in height, maintained in good condition.
- 2. A use or structure on any lot in this District fronting a public road, street or way shall provide in addition to and as an integral part of any site development, on the front yard, a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking area from the public right-of-way.

H. REQUIRED OFF-STREET PARKING-As required in ARTICLE 51.0.

I. REQUIRED SITE PLAN REVIEW BY PLANNING COMMISSION-As required in ARTICLE 55.0.

J. PERFORMANCE STANDARDS-As required in ARTICLE 54.0.

ARTICLE 33.0
O-1 OFFICE DISTRICT

SECTION 33.01-PURPOSE

It is recognized by this Ordinance that the value to the public of designating certain areas of the Village for office use is represented in the employment opportunity for citizens and the resultant economic benefits to the Village. This use is characterized by an insignificant amount of such nuisance factors as noise, heat, glare, and the emission of air pollutants.

This District has been located within the Village to permit the development of this office use, to protect adjacent agricultural and residential areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which interfere with the operation of this business activity and the purpose of this District, have been excluded.

SECTION 33.02-PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted in this district:

- A. business, professional, executive or administrative office, such as advertising, real estate, insurance corporation, medical, non-profit organizations, and similar uses;
- B. essential services, as provided in Section 30.02 E, herein;
- C. an accessory use, building or structure;
- D. a sign, only in accordance with the regulations specified in ARTICLE 53.0.

SECTION 33.03-CONDITIONAL USES

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in ARTICLE 50.0:

- A. restaurants or cafeteria facilities for employees;
 - B. lines and structures of essential services, as provided in Section 10.03 K, herein.
- SECTION 33.04-REGULATIONS AND PERFORMANCE STANDARDS
- The following regulations shall apply in all O-1 Office Districts:
- A. LOT AREA-No building or structure shall be established on any lot less than one (1) acre in area, except where a lot is served with a central water supply system and a central sanitary sewerage system, in which case there shall be provided a minimum lot area of twenty thousand (20,000) square feet.
 - B. LOT WIDTH-The minimum lot width for lots served with a central water supply system and a central sanitary sewerage system shall be one hundred (100) feet. Where a lot is not so served, the minimum lot width shall be one hundred and fifty (150) feet.
 - C. LOT COVERAGE-The maximum lot coverage shall not exceed twenty-five (25) percent.
 - D. FLOOR AREA RATIO-The maximum floor area shall not exceed forty (40) percent.

E. YARD REQUIREMENTS-

- 1. Front Yard: not less than thirty-five (35) feet. Minimum front yard may not be required unless two or more buildings are part of a Central Business District or other commercial development or general retail and/or service facilities. Front yard requirements shall apply to the perimeter of such developments.
- 2. Side Yards: least width of either side yard shall not be less than ten (10) feet, except in the case of a corner lot or parcel where the side yard on the road or street shall not be less than thirty-five (35) feet. Minimum interior

side yards may not be required when two or more buildings are part of a Central Business District or other combined development of retail and/or service facilities. Side yard requirements shall apply to the perimeter of such developments.

3. Rear Yards: not less than thirty-five (35) feet.

F. HEIGHT REQUIREMENTS-Except as is otherwise provided in ARTICLE 56.0, SECTION 56.06 of this Ordinance, no building or structure shall exceed a height of forty-five (45) feet, or three (3) stories.

G. TRANSITION STRIPS-

- 1. On every lot in the District which abuts a lot in an Agricultural and Residential District (including mobile homes) there shall be provided a transition strip. Such transition strip shall be not less than fifteen (15) feet in width, shall be provided along every lot line, except a front lot line, which abuts a lot in such Districts, shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this District is improved, with a screen, wall, or hedge not less than four (4) feet nor more than eight (8) feet in height.
- 2. A use or structure on any lot in this District fronting a public road, street or way shall provide in addition to and as an integral part of any site development on the front yard, a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.

H. REQUIRED OFF-STREET PARKING-As required in ARTICLE 51.0.

I. REQUIRED SITE PLAN REVIEW BY PLANNING COMMISSION-As required in ARTICLE 55.0.

J. PERFORMANCE STANDARDS-As required in ARTICLE 54.0.

ARTICLE 40.0
I-1-LIMITED INDUSTRIAL DISTRICT

SECTION 40.01-PURPOSE

This District is designed to accommodate those industrial uses, storage, and other uses that generate a minimum of noise, glare, odors, dust, vibration, air and water pollution, fire and safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation or any other nuisance characteristics. It is the purpose of these regulations to permit development of the enumerated function to protect the abutting residential and commercial properties from incompatible industrial activities; to restrict the intrusion of nonrelated uses such as Residential, Agricultural, Business and Commercial, except retail businesses that normally do not require the customer to call at the place of business; and to encourage the discontinuance of uses presently existing in the district which are nonconforming by virtue of the type of use. To these ends, certain uses are excluded which would function more effectively in other Districts and which would interfere with the operation of the uses permitted in this District.

SECTION 40.02-PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings, and structures are permitted in this District:

- A. research oriented and light industrial park uses;
- B. the manufacturing, compounding, process, or treatment of such products as bakery goods, candy, cosmetics, dairy products, food products, drugs, perfumes, pharmaceuticals, toiletries, and frozen food lockers.
- C. assembly of merchandise such as electrical appliances, electronic or precision instruments and articles of similar nature;
- D. packaging of previously prepared materials, but not including the baling of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth, or other similar materials;
- E. printing, lithographic, blueprinting, commercial laundries, dry cleaning establishments, wholesale business, ice and cold storage plants, lumber, fuel and feed supply yards, and other similar uses;
- F. light manufacturing industrial uses which by the nature of the materials, equipment and processes utilized are to a considerable extent clean, quiet and free from any objectionable or dangerous nuisance or hazard including any of the following goods or materials: drugs; jewelry; musical instruments; sporting goods; glass products; small household appliances; electronic products; printed matter; baked and dairy products; advertising displays; tents and awnings; brushes and brooms; cameras and photographic equipment and supplies; wearing apparel; leather products and luggage but not including tanning; products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, horn, rubber, shell, or yarn.
- G. research and testing facilities;
- H. automobile repair garages, and paint shops for autos and other vehicles, construction and farm equipment sales;
- I. an accessory use, buildings or structures;
- J. a sign, only in accordance with the regulations specified in ARTICLE 53.0;
- K. essential services, as provided in SECTION 30.02 E, herein.

SECTION 40.03-CONDITIONAL USES

The following buildings and structures and uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in ARTICLE 50.0:

- A. restaurants and cafeteria facilities for employees;
- B. bus, truck, taxi and rail terminals;
- C. open air display areas for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, such as household equipment, small tools, pneumatic-tired two- and four-wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment;
- D. warehousing and material distribution centers and contractors' establishments provided all products, material, and equipment are stored within an enclosed building;
- E. light-metal cutting;
- F. lines and structures of essential services, as provided in SECTION 10.03 K, herein;
- G. Commercial Service Facilities, as provided in SECTION 40.03, herein.

SECTION 40.04-REGULATIONS AND PERFORMANCE STANDARDS

The following regulations shall apply in all I-1-Limited Industrial Districts:

- A. LOT AREA-No building or structure shall be established on any lot less than one (1) acre in area.
 - B. LOT WIDTH-The minimum lot width shall be one hundred fifty (150) feet.
 - C. LOT COVERAGE-The maximum lot coverage shall not exceed thirty (30) percent.
 - D. FLOOR AREA RATIO-The maximum floor area shall not exceed sixty (60) percent of the lot area.
- E. YARD REQUIREMENTS-
- 1. Front Yard: not less than fifty (50) feet.
 - 2. Side Yards: not less than fifty (50) feet.
 - 3. Rear Yard: not less than thirty-five (35) feet.
 - 4. The above requirements shall apply to every lot, building or structure.

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F. HEIGHT REQUIREMENTS-Except as is otherwise provided in ARTICLE 56.0, SECTION 56.06 of this Ordinance, no building or structure should exceed a height of forty-five (45) feet or two (2) stories.

G. TRANSITION STRIPS-

1. On every lot in the District which abuts a lot in an Agricultural Residential (including mobile homes) Commercial, or Office District there shall be provided a transition strip. Such transition strip shall be improved, when said lot in this District is improved, with a screen, wall or hedge not less than four (4) feet nor more than eight (8) feet in height, and maintained in good condition.

H. REQUIRED OFF-STREET PARKING-As required in ARTICLE 51.0.

I. REQUIRED SITE PLAN REVIEW-As required in ARTICLE 55.0.

J. PERFORMANCE STANDARDS-As required in ARTICLE 54.0.

ARTICLE 41.0
I-2-GENERAL INDUSTRIAL DISTRICT

SECTION 41.01-PURPOSE

This District is designed to provide the location and space for all manner of industrial uses, wholesale commercial and industrial storage facilities. It is the purpose of these regulations to permit the development of certain functions; to protect the abutting residential and commercial properties from incompatible industrial activities; to restrict the intrusion of non-related uses such as residential, retail business and commercial, and to encourage the discontinuance of uses presently existing in the District, which are non-conforming by virtue of the type of use.

SECTION 41.02-PERMITTED USES

The following buildings, structures, and uses of parcels, lots, buildings, and structures are permitted in this District:

- A. all permitted uses allowed in I-1-Local Industrial Districts as provided in SECTION 40.02 of this Ordinance;
B. contractor's establishment not engaging in any retail activities on the site;
C. manufacturing;
D. trucking and cartage facilities, truck and industrial equipment storage yards, repainting and washing equipment and yards;
E. manufacturing product warehousing, exchange and storage centers and yards, lumber yards;
F. open industrial uses or industrial product or materials storage, including storage of materials, inoperative equipment, vehicles or supplies, provided that any activity in which products or materials being processed or stored are located, transported, or treated outside of a building and are not within enclosed apparatus vessels, or conduits, such use shall be provided with a solid permanently maintained wall or fence, no lower than the subject use or storage, and constructed to provide firm anchoring of fence posts to concrete set below the frost line; if a wall is provided, its foundations likewise shall extend below the frost line;
G. wholesale businesses, including warehouse and storage, commercial laundries, dry cleaning establishments, ice and cold storage plants, lumber, fuel and feed yards, automobile repair garages, construction and farm equipment sales and contractor's equipment yards;
H. an accessory use, building or structure;
I. a sign, only in accordance with the regulations specified in ARTICLE 53.0 of this Ordinance;
J. plating shops and heat treating processors.

SECTION 41.03-CONDITIONAL USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in ARTICLE 50.0:

- A. public or private dumps, incinerators, and sanitary land fills; junk yards, inoperative vehicle storage;
B. quarries and sand and gravel pits;
C. rendering plants;
D. slaughter houses;
E. tanneries;
F. other similar uses;
G. lines and structures of essential services, as provided in SECTION 10.03 K, hereto.

SECTION 41.04-REGULATIONS AND PERFORMANCE STANDARDS

The following regulations shall apply in all I-2-General Industrial Districts:

- A. LOT AREA-No building, structure or use shall be established on any lot less than three (3) acres in area.
B. LOT WIDTH-The minimum lot width shall be two hundred (200) feet.
C. LOT COVERAGE-The maximum lot coverage shall not exceed twenty-five (25) percent.
D. FLOOR AREA RATIO-The maximum floor area shall not exceed forty (40) percent of the lot area.
E. YARD REQUIREMENTS-
1. Front Yard: not less than eighty-five (85) feet.
2. Side Yards: least width of either yard shall not be less than fifty (50) feet, except in the case of a corner lot, where the side yard or the road or street shall not be less than eighty-five (85) feet.
3. Rear Yard: not less than fifty (50) feet.

F. HEIGHT REQUIREMENTS-Except as is otherwise provided in ARTICLE 56.0, SECTION 56.06 of this Ordinance, no building or structure shall exceed a height of forty-five (45) feet.

G. TRANSITION STRIP-

1. On every lot in the District which abuts a lot in an Agricultural Residential (including mobile homes) Commercial, or Office District, there shall be provided a transition strip. Such transition strip shall be not less than fifty (50) feet in width, and shall be provided along every lot line, except a front lot line, which abuts a lot in such Districts, and shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this District is improved, with a screen, wall or hedge not less than four (4) feet nor more than eight (8) feet in height, and maintained in good condition.

2. A use or structure on any lot in this District fronting a public road, street or way shall provide in addition to and as an integral part of any site development, on the front yard, a landscaped strip of land twenty (20) feet or more in depth, such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.

H. REQUIRED OFF-STREET PARKING-As required in ARTICLE 51.0.

I. REQUIRED SITE PLAN REVIEW BY PLANNING COMMISSION-As required

in ARTICLE 55.0.

J. PERFORMANCE STANDARDS-As required in ARTICLE 54.0.

ARTICLE 42.0
I-3-URBAN INDUSTRIAL DISTRICT

SECTION 42.01-PURPOSE

This District is designed to accommodate those existing industrial uses, wholesale commercial and industrial storage facilities within the present boundaries of the Village. It is the purpose of these regulations to permit the development of certain functions; to protect the abutting residential and commercial properties from incompatible industrial activities; to restrict the intrusion of non-related uses such as residential, retail business and commercial, and to encourage the discontinuance of uses presently existing in the District, which are non-conforming by virtue of the type of use. To these ends, certain uses are excluded which would function more effectively in other Districts and which would interfere with the operation of the uses permitted in this District.

SECTION 42.02-PERMITTED USES

The following buildings, structures, and uses of parcels, lots, buildings, and structures are permitted in this District:

- A. all permitted uses allowed in I-1-General Industrial Districts as provided in SECTION 41.02 of this Ordinance.
B. an accessory use, building or structure.
C. a sign, only in accordance with the regulations specified in ARTICLE 53.0 of this Ordinance.
D. essential services, as provided in SECTION 30.02 E, hereto.
SECTION 42.03-CONDITIONAL USES
The following buildings and structures and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in ARTICLE 50.0:
1. Abattoir (slaughter house).
2. Acetylene gas storage.
3. Alcohol storage.
4. Boiler or tank works.
5. Brick, pottery, tile or terra cotta manufacture.
6. Plastic manufacture.
7. Crematory.
8. Fat rendering.
9. Meat and fish smoking or curing.
10. Forge plant.
11. Gas (illuminating or heating) storage.
12. Reduction, canning, processing or treatment of fish or animal products.
13. Lines and structures of essential services, as provided in SECTION 10.03 K, hereto.

SECTION 42.04-REGULATIONS AND PERFORMANCE STANDARDS

The following regulations shall apply in all I-3 Urban Industrial Districts:

- A. LOT AREA-None specified.
B. LOT WIDTH-None specified.
C. LOT COVERAGE-None specified.
D. FLOOR AREA RATIO-None specified.
E. YARD REQUIREMENTS-
1. Front Yard: not less than fifty (50) feet.
2. Side Yard: not less than fifty (50) feet.
3. Rear Yard: not less than fifty (50) feet.
F. HEIGHT REQUIREMENTS-Except as is otherwise provided in ARTICLE 56.0, SECTION 56.06 of this Ordinance, no building or structure shall exceed a height of forty-five (45) feet.

G. TRANSITION STRIPS-

1. On every lot in the District which abuts a lot in an Agricultural Residential (including mobile homes) Commercial, or Office District, there shall be provided a transition strip. Such transition strip shall be improved, when said lot in this District is improved, with a screen, wall or hedge not less than four (4) feet nor more than eight (8) feet in height, and maintained in good condition.

H. REQUIRED OFF-STREET PARKING-As required in ARTICLE 51.0.

I. REQUIRED SITE PLAN REVIEW-As required in ARTICLE 55.0.

ARTICLE 50.0
CONDITIONAL USES

SECTION 50.01-PURPOSE

The formulation and enactment of this Ordinance is based upon the division of the incorporated portions of the Village into Districts in each of which are permitted specified uses which are mutually compatible. In addition to such permitted compatible uses, however, it is recognized that there are certain other uses which it may be necessary or desirable to allow in certain locations in certain Districts but which on account of their actual or potential impact on neighboring uses or public facilities need to be carefully regulated with respect to their location for the protection of the Village. Such uses, on account of their peculiar locational need or the nature of the service offered, may have to be established in a District in which they cannot be reasonably allowed as a permitted use.

SECTION 50.02-AUTHORITY TO GRANT PERMITS

The Village Council shall have the authority to grant conditional use permits, upon the Village Planning Commission's recommendation, subject to such conditions of design and operation, safeguards and time limitations as it may determine for all conditional uses specified in the various district provisions of this Ordinance.

SECTION 50.03-APPLICATION AND FEE

Application for any conditional use permit permissible under the provisions of this Ordinance shall be made to the Planning Commission by filing in the official conditional use permit application form with the Village Clerk, submitting required data, exhibits and information; and depositing the required fee. Such application shall be accompanied by a fee as set by the Manchester Village Council, except that no fee shall be required of any governmental body or agency. No part of such fee shall be returnable to the applicant.

SECTION 50.04-DATA, EXHIBITS, AND INFORMATION REQUIRED IN APPLICATION

An application for a conditional use permit shall contain the applicant's name and address in full, a statement that the applicant is the owner involved or is acting on the owner's behalf, the address of the property involved, an accurate survey drawing and site plan of said property, showing the existing and proposed location of all buildings and structures thereon, the types thereof, and their uses and a statement and supporting data, exhibits, information and evidence regarding the required findings set forth in this Ordinance.

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State of Michigan Statutes.

B. It is recognized by this Ordinance that the location in the open of such materials included in this Ordinance's definition of "Junk Yard" will cause the reduction of the value of adjoining property. To that end the character of the District shall be maintained and property values conserved. A solid, unperched fence or wall at least seven (7) feet in height, and not less in height than the materials located on the lot on which a junk yard shall be operated, shall be located on said lot no closer to the lot lines than the yard requirements for buildings permitted in this District. All gates, doors, and access ways through said fence or wall shall be of solid, unperched material. In no event shall any materials included in this Ordinance's definition of "Junk Yard" be located on the lot on which a junk yard shall be operated in the area between the lines of said lot and the solid, unperched fence or wall located on said lot.

C. All traffic ingress or egress shall be on major streets, and there shall be no more than one (1) entrance way to the lot on which a junk yard shall be operated from each public road on which said lot abuts.

SECTION 50.10-DRIVE-IN THEATERS AND TEMPORARY TRANSIENT AMUSEMENT ENTERPRISES

In addition to and as an integral part of development, the following provisions shall apply:

- A. Drive-in theaters shall be enclosed for their full periphery with a solid screen fence at least seven (7) feet in height. Fences shall be of sound construction, painted or otherwise finished neatly and inconspicuously.
B. All fences-in areas shall be set back at least one hundred (100) feet from any front street or property line, with the area between the fence and the street or property line to be landscaped in accordance with Section 56.08, hereto.
C. All traffic ingress or egress shall be on major streets and all local traffic movement shall be accommodated within the site so that entering and exiting vehicles will make normal and uncomplicated movements into or out of the public thoroughfares. All points of entrance or exit for motor vehicles shall be located no closer than two hundred (200) feet from the intersection of any two (2) streets or highways.

ARTICLE 51.0

OFF-STREET PARKING AND LOADING-UNLOADING REQUIREMENTS

SECTION 51.01-OFF-STREET PARKING

In all Districts, in connection with industrial, business, institutional, agricultural, recreational, residential, or other use, there shall be provided at the time any building or structure use is erected, or uses established, enlarged or increased in capacity, off-street parking spaces for automobiles with the requirements herein specified.

A. Plans and specifications showing required off-street parking spaces, including the means of access and interior circulation, for the above uses, shall be submitted to the Village Clerk or duly appointed agent for review at the time of application for a building permit for the erection or enlargement of a building. Required off-street parking facilities shall be located on the same lot as the principal building or on a lot within three hundred (300) feet thereof except that this distance and under the same ownership as the principal building shall not exceed one hundred fifty (150) feet for single-family and two-family dwellings. This distance specified shall be measured from the nearest point of the parking facility to the nearest point of the lot occupied by the building or use that such facility is required to serve.

B. No parking area or parking space which exists at the time this Ordinance becomes effective or which subsequent thereto is provided for the purpose of complying with the provisions of this Ordinance shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance, unless additional parking area or space is provided sufficient for the purpose of complying with the provisions of this Ordinance within three hundred (300) feet of the proposed or existing uses for which such parking will be available.

C. Parking of motor vehicles, in residential zones, shall be limited to passenger vehicles, and not more than one (1) commercial vehicle of the light delivery type, not to exceed three-fourths (3/4) ton shall be permitted per dwelling unit. The parking of any other type of commercial vehicle, or bus, except for those parked on school or church property, is prohibited in a residential zone. Parking spaces for all types of uses may be provided either in garages or parking areas conforming with the provisions of this Ordinance.

D. Each off-street parking space for automobiles shall not be less than two hundred (200) square feet in area, with a minimum width of ten (10) feet, exclusive of access drives or aisles, and shall be of usable shape and condition. There shall be provided a minimum access drive of ten (10) feet in width, and where a turning radius is necessary, it will be of such an arc as to reasonably allow an unobstructed flow of vehicles. Parking aisles for automobiles shall be of sufficient width to allow a minimum turning movement in and out of a parking space. The minimum width of such aisle shall be:

- 1. for ninety (90) degree or perpendicular parking the aisle shall not be less than twenty-two (22) feet in width;
2. for sixty (60) degree parking the aisle shall not be less than eighteen (18) feet in width;
3. for forty-five (45) degree parking the aisle shall not be less than thirteen (13) feet in width;
4. for parallel parking the aisle shall not be less than eleven (11) feet in width.

E. Off-street parking facilities required for churches may be reduced by fifty (50) percent where churches are located in non-residential districts and within three hundred (300) feet of usable public or private off-street parking areas. Off-street parking facilities for trucks at restaurants, service stations, and other similar and related uses shall be of sufficient size to adequately serve trucks and not interfere with other vehicles that use the same facilities. Such truck spaces shall not be less than ten (10) feet in width and fifty-five (55) feet in length.

F. Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following requirements:
1. All off-street parking spaces and all driveways, except those in AG, and R-1A Districts, shall not be closer than ten (10) feet to any property line, except where a wall, screen or compact planting strip exists as a parking barrier along the property line.
2. No off-street parking spaces shall be located in the front yard setback or when the lot is a corner lot, the parking spaces shall not be located within the required setback of either street.
3. All off-street parking areas shall be drained so as to prevent drainage to adjoining properties and shall be constructed of materials which will have a dust-free surface resistant to erosion.
4. Any lighting fixtures used to illuminate any off-street parking area shall be so arranged as to reflect the light away from any adjoining residential lot or institutional premises.
5. Any off-street parking area providing space for five (5) or more vehicles

SECTION 50.05-PUBLIC HEARING

The Planning Commission shall hold a public hearing, or hearings, upon any application for a conditional use permit, notice of which shall be given by one (1) publication in a newspaper of general circulation in the Village, within fifteen (15) days but not less than three (3) days next preceding the date of said hearing.

SECTION 50.06-REQUIRED STANDARDS AND FINDINGS FOR MAKING DETERMINATIONS

The Planning Commission shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and shall find and record adequate data, information, and evidence showing that such use on the proposed site, lot, or parcel:

- A. will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance;
B. will be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity;
C. will be served adequately by essential public facilities and services, such as: highways, streets, police and fire protection, drainage structures, refuse disposal or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;
D. will not be hazardous or disturbing to existing or future neighboring uses;
E. will not create excessive additional requirements at public cost for public facilities and services.

SECTION 50.07-ADDITIONAL DEVELOPMENT REQUIREMENTS FOR CERTAIN USES

A conditional use permit shall not be issued for the occupancy of a structure or parcel of land, or for the erection, reconstruction, or alteration of structure unless complying with the following site development requirements. In granting any conditional use permit the Planning Commission shall impose such conditions of use as it deems necessary to protect the best interest of the Village, and the surrounding property and to achieve the objectives of this Ordinance, and the breach of any such condition shall automatically invalidate the permit therefore. A violation of a requirement, condition, or safeguard shall be considered a violation of this Ordinance, and grounds for the Planning Commission to terminate and cancel such conditional use permit.

If the facts in the case do not establish that the findings and standards set forth in this Ordinance will apply to the proposed use, the Planning Commission shall not grant a conditional use permit.

No application for a conditional use permit which has been denied wholly or in part by the Planning Commission shall be resubmitted for a period of three hundred and sixty-five (365) days from such denial, except on grounds of new evidence or proof of changed conditions found by the Village Planning Commission to be valid.

SECTION 50.08-QUARRIES AND SAND AND GRAVEL PITS

The removal of soil, including top soil, sand, gravel, stone, and other earth materials shall be subject to the following conditions:

- A. There shall be not more than one (1) entrance way from a public road to said lot for each six hundred sixty (660) feet of front lot line.
B. Such removal shall not take place before sunrise or after sunset.
C. On said lot no digging or excavating shall take place closer than one hundred (100) feet to any lot line.
D. On said lot all roads, driveways, parking lots and loading and unloading areas within one hundred (100) feet of any lot line shall be paved, oiled, watered or chemically treated so as to limit on adjoining lots and public roads the nuisance caused by wind-borne dust.
E. Any odors, smoke, fumes, or dust generated on said lot by any digging, excavating or processing operation and borne or able to be borne by the wind shall be confined within the lines of said lot as much as is possible so as not to cause a nuisance or hazard on any adjoining lot or public road.
F. Such removal shall not be conducted as to cause the pollution by any material of any surface or sub-surface water course or body outside of the lines of the lot on which such use shall be located.
G. Such removal shall not be conducted as to cause or threaten to cause the erosion by water of any land outside of said lot or of any land on said lot so that earth materials are carried outside of the lines of said lot, that such removal shall not be conducted as to alter the drainage pattern of surface or sub-surface waters on adjacent property, and that in the event that such removal shall cease to be conducted it shall be the continuing responsibility of the owner or operator thereof to assure that no erosion or alteration of drainage patterns, as specified in this paragraph, shall take place after the date of the cessation of operation.
H. All fixed equipment and machinery shall be located at least one hundred (100) feet from any lot line and five hundred (500) feet from any residential zoning District, in the event the zoning classification of any land within five hundred (500) feet of such equipment or machinery shall be changed to residential subsequent to the operation of such equipment or machinery, the operation of such equipment or machinery may continue henceforth but in no case less than one hundred (100) feet from any lot line.
I. There shall be erected a fence of not less than six (6) feet in height around the periphery of the area being excavated. Fences shall be adequate to prevent trespass, and shall be placed on level terrain no closer than fifty (50) feet to the top edge of any slope.
J. All areas within any single development shall be rehabilitated progressively as they are worked out or abandoned to a condition of being entirely lacking in hazards, inconspicuous, and blended with the general surrounding ground form so as to appear reasonably natural.

K. The operator or operators shall file with the Village Planning Commission and the County Health Department a detailed plan for the restoration of the development area which shall include the anticipated future use of the restored land, the proposed final topography indicated by contour lines of not greater interval than five (5) feet; conserve topsoil as is reasonable; indicate the type and number per acre of trees or shrubs to be planted; and depict location of future roads, drives, drainage courses, and/or other improvements contemplated. The restoration plans shall be filed with and approved by both the Village Planning Commission and the County Health Department before quarrying or removal operations shall begin. The plans shall be certified by a soil or geology engineer. In restoration no filling operations shall be permitted which will likely result in contamination of ground or surface water, or soils, through seepage of liquid or solid waste or which will likely result in the seepage of gases into surface or sub-surface water or into the atmosphere.

L. The operator or operators shall file with the Village Planning Commission a bond, payable to the township and conditioned on the faithful performance of all requirements contained in the approved restoration plan. The rate per acre of property to be used of the required bond shall be fixed by the Village Planning Commission. The bond shall be released upon written certification of the County Health Department that the restoration is complete and in compliance with the restoration plan.

SECTION 50.09-JUNK YARDS AND INOPERATIVE VEHICLES

In addition to and as an integral part of development, the following provisions shall apply:

A. Junk yards shall be established and maintained in accordance with all applicable

shall be effectively screened on any side which adjoins or faces property adjoining a residential lot or institution by a wall, screen, or compact planting not less than four (4) feet in height. Plantings shall be maintained in good condition and not encroach on adjoining property.

6. All off-street parking areas that make it necessary for vehicles to back out directly into a public road are prohibited, provided that this prohibition shall not apply to off-street parking areas of one- or two-family dwellings.

7. Requirements for the provision of parking facilities for two (2) or more principal uses a lot shall not be less than the sum of individual requirements. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except churches.

G. For the purposes of determining off-street parking requirements the following units of measurement shall apply:

1. FLOOR AREA: Where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the gross floor area, except that such floor area need not include any area used for parking within the principal building and need not include any area used for incidental service storage installations of mechanical equipment, penthouses housing ventilators and heating systems, and similar uses.

2. PLACES OF ASSEMBLY: In stadiums, sport arenas, churches, and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities, each eighteen (18) inches of such seating facilities shall be counted as one (1) seat. In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.

3. FRACTIONS: When units of measurement determining the number of required parking spaces result in requirement of a fractional space any fraction shall be counted as one additional space.

4. The minimum required off-street parking spaces shall be set forth as follows:

USE	PARKING SPACE REQUIREMENTS
Automobile or Machinery Sales and Service Garages	One (1) space for each two hundred (200) square feet of showroom floor area plus two (2) spaces for each service bay plus one (1) space for each two (2) employees.
Banks, Business and Professional Offices	One (1) space for each three hundred (300) square feet of gross floor area.
Barber Shops and Beauty Parlors	One (1) space for each chair plus one (1) space for each employee.
Bowling Alleys	Five (5) spaces for each alley.
Churches, Auditoriums, Stadiums, Sport Arenas, Theaters, Dance Halls, Assembly Halls other than Schools.	One (1) space for each four (4) seats.
Dwellings (Single-Family)	One (1) space for each family or dwelling unit.
Dwellings (Two-family and Multiple-family)	Two (2) spaces for each family or dwelling unit.
Funeral Homes and Mortuaries	Four (4) spaces for each parlor or one (1) space for each fifty (50) square feet of floor area, plus one (1) space for each fleet vehicle, whichever is greater.
Furniture, Appliance Stores, Household Equipment, and Furniture Repair Shops	One (1) space for each four hundred (400) square feet of floor area.
Hospitals	One (1) space for each bed excluding bassinets plus one (1) space for each two (2) employees.
Hotels, Motels, Lodging Houses, Tourist and Boarding Homes	One (1) space for each living unit plus one (1) space for each two (2) employees.
Automobile, Gasoline Service Stations	One (1) space for each eight hundred (800) square feet of floor area plus one (1) space for each four (4) employees.
Manufacturing, Fabricating, Processing and Bottling Plants, Research and Testing Laboratories.	One (1) space for each one and one-half (1 1/2) employees on maximum shift.
Utility Substations	One (1) space for each employee on maximum shift.
Medical and Dental Clinics	One (1) space for each one hundred (100) square feet of floor area plus one (1) space for each employee.
Restaurants, Beer Parlors, Taverns, and Night Clubs	One (1) space for each two (2) patrons of maximum seating capacity plus one (1) space for each two (2) employees.
Roadside Stands	Five (5) spaces for each attendant.
Self-service Laundry or Dry Cleaning Stores	One (1) space for each two (2) washing and/or dry cleaning machines.
Schools, Private or Public Elementary and Junior High Schools	One (1) space for each employee normally engaged in or about the building or grounds plus one (1) space for each thirty (30) students enrolled.
Senior High Schools and Institutions of Higher Learning, Private or Public	One (1) space for each employee in or about the building or grounds plus one (1) space for each four (4) students.
Shopping Centers	Five and one-half (5 1/2) spaces per one thousand (1000) square feet of gross leasable floor area.

Super Market, Self-service Food and Discount Stores, Retail Stores not elsewhere classified.

Wholesale Establishments and Warehouses

One (1) space for each two hundred (200) square feet of floor area plus one (1) space for each two (2) employees.

One (1) space for each fifteen hundred (1,500) square feet of floor area plus one (1) space for each two (2) employees.

5. Where a use is not specifically mentioned the parking requirements of a similar or related use shall apply.

SECTION 51.02-LOADING-UNLOADING REQUIREMENTS
In connection with every building or part thereof hereafter erected, except single- or two-family dwelling unit structures, there shall be provided on the same lot and such buildings, off-street loading and unloading spaces for uses which customarily receive or distribute material or merchandise by vehicle.

A. Plans and specifications showing required loading and unloading spaces including the means of ingress and egress and interior circulation shall be submitted to the Zoning Inspector for review at a use or a building or structure, permit for the erection or enlargement of a use or a building or structure.

B. Each off-street loading-unloading space shall not be less than ten (10) feet in width and twenty-five (25) feet in length and, if a roofed space, not less than fourteen (14) feet in height.

1. In any Residential District a loading-unloading space shall not be less than ten (10) feet in width and twenty-five (25) feet in length and, if a roofed space, not less than fifteen (15) feet in height.

2. In any Commercial or Industrial District a loading-unloading space shall not be less than ten (10) feet in width and fifty-five (55) feet in length and, if a roofed space, not less than fifteen (15) feet in height.

C. Subject to the limitations of the next paragraph, a loading-unloading space may occupy part of any required side or rear yard; except the side yard along a side street in the case of a corner lot. In no event shall any part of a required front yard be occupied by such loading space.

D. Any loading-unloading space shall not be closer than fifty (50) feet to any other lot located in any Residential District unless wholly within a completely enclosed building or unless enclosed on all sides by a wall, fence or compact planting not less than six (6) feet in height.

E. In the case of mixed uses, on one lot or parcel the total requirements for off-street loading-unloading facilities shall be the sum of the various uses computed separately.

F. All off-street loading-unloading facilities that make it necessary to back out directly into a public road shall be prohibited. All maneuvering of trucks, autos and other vehicles shall take place on the site and not within a public right-of-way.

G. Off-street loading-unloading requirements for residential (excluding single-family dwellings), hotel, hospital, mortuary, public assembly, office, retail, wholesale, industrial or other uses similarly involving the receipt or distribution by vehicles, the uses having over five thousand (5,000) square feet of gross floor area shall be provided with at least one (1) off-street loading-unloading space, and for every additional twenty thousand (20,000) square feet of gross floor space, or fraction thereof, one (1) additional loading-unloading space, the size of such loading-unloading space subject to the provisions of this Ordinance.

H. Where a use is not specifically mentioned, the requirements of a similar or related use shall apply.

ARTICLE 52.0
PLANNED UNIT DEVELOPMENT (PUD)

SECTION 52.01-PURPOSE
The provisions of this Article are designed to deal with large scale development and facilitate better site planning and community planning through modification of certain District Regulations as they apply to such development.

It is hereby recognized that, for large scale development, the regulations of Districts in the Zoning Ordinance, either individually or collectively, might impose unnecessary or undesirable rigidities on the site plan and thereby prevent achievement of the best possible plan within the Ordinance. Therefore, this Article has the following intents:

A. to permit flexibility in site design;

B. to achieve more efficient use of land, within the framework and intent of the Zoning Ordinance, which can result from large scale developments;

C. to encourage and permit provision of open space;

D. to protect and preserve scenic assets and natural features and to incorporate these into the development;

E. to foster a more stable community by providing a variety and balance of housing types and living environments;

F. to encourage and permit variety in the location of buildings, roads, parking lots, and other facilities and activities;

G. to increase the safety of pedestrian and vehicular traffic by reducing the number of traffic conflict points within a development;

H. to reduce land cost per dwelling unit in residential developments.

This Article is intended to achieve these objectives while promoting and protecting the public health, safety, and welfare of the Village, and while safeguarding the present or future use and development of areas surrounding the present or future use and development of areas surrounding a proposal PUD.

The PUD designation is intended to be attached to Used District set forth in this Ordinance and is not a separate use district. The PUD designation may be attached to a parcel of land at the time its Zoning classification is amended, or it may be attached to a parcel of land under the Zoning District classification (s) existing at the date of application of PUD designation. It is further intended that a PUD designation may include more than one Zoning District. It is also intended that a PUD designation may be applied to a residential, non-residential, or a combined residential/non-residential development.

SECTION 52.02-MINIMUM LOT AREAS
The minimum area of a lot to be developed under the regulations of this Article shall be ten (10) acres.

SECTION 52.03-APPLICATION PROCEDURE
The owner(s) of record, or any person(s) acting on behalf of the owner(s) of record of any lot, ten (10) acres or larger in area, may apply for a PUD designation. The application for a PUD designation shall be for review and approval of an area plan for development of the entire lot. The application may accompany a Zoning Amendment application for the lot in question. Following approval of the area plan and designation of the lot as a PUD by the Village Council, a second application shall be made for approval of a final site plan for the entire lot, or parts thereof, if development is to occur in phases. A separate application for final site plan approval shall be required for each phase. No construction, grading, or other site improvements may commence and no permit shall be issued therefor, on a lot with a PUD designation, until a final site plan for said lot or part thereof has been approved in accordance with this Article.

Each application shall be filed with the Village Clerk, who shall transmit the area plan to the Planning Commission. The application must be filed at least two (2) weeks prior to the Planning Commission meeting at which it is to be first considered.

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The applicant may appear before the Village Planning Commission, prior to applying for a PUD designation, to discuss the proposed development. The applicant may also present a sketch plan to explain the proposed development.

SECTION 52.04-INFORMATION REQUIRED

A. Application for a PUD designation shall include a completed application form, review fee, and an area plan for the development of the entire lot. The area plan is a general layout of the entire lot included in the PUD application, showing such proposed development features, as, but not limited to, land uses, streets, drives, parking areas, location of buildings, and the location and size of open spaces and recreation areas.

B. Application for final site plan review, under the provisions of this Article shall include a completed form, review fee, and a final site plan.

C. The information to be included in the area plan and the final site plan shall be as set forth in the published rules of the Planning Commission concerning PUD PROJECTS.

D. The area plan and final site plan required in this ARTICLE shall replace, for a PUD project only, the preliminary and final site plans required in ARTICLE 55.0 herein.

SECTION 52.05-PROCEDURE FOR AREA PLAN REVIEW

A. Upon receipt of the area plan from the Clerk, the Planning Commission shall undertake a study of the area plan and shall complete said study within sixty-five (65) days of the filing date. The Planning Commission shall advise the applicant in writing of any recommended changes in the area plan as are needed to conform to the standards of this Ordinance.

B. The Planning Commission shall, at the meeting at which it receives the area plan from the Clerk, establish a public hearing on the area plan, said hearing to be held within thirty-one (31) days of the filing date or at the regular Planning Commission meeting closest to that date. Notice of the hearing shall be conspicuously posted on the lot in question and shall be sent by regular mail to the owners of real property within three hundred (300) feet of the lot in question and to occupants of all single and two-family dwellings within three hundred (300) feet of the lot in question, said public hearing notice shall be published in a newspaper of general circulation, and shall be sent by certified mail to public utility companies, all in accordance with Act 207, P.A. 1921, as amended. The hearing notice for the area plan may be combined with a hearing notice for a zoning amendment for the lot in question, if such amendment is applied for. The public hearing may be held jointly with a public hearing on a zoning amendment for the lot in question.

C. The Planning Commission shall prepare a report on the area plan and shall submit this report to the Village Council within the sixty-five (65) day period. This report shall contain the Planning Commission's analysis of the area plan and its recommendations thereon to the Village Council. If a zoning amendment application is made for the subject lot, the Planning Commission shall report to the Village Council its review and recommendations concerning said amendment simultaneously with its report on the area plan.

D. The Village Council shall review the area plan, and the report of the Planning Commission thereon, and shall approve or deny the area plan within sixty-five (65) days of the meeting at which it receives the area plan and report from the Planning Commission. If a zoning amendment application has been made for the subject lot to permit the development proposed in the area plan, the Village Council shall take action on such amendment before taking action on the area plan.

E. If the area plan is approved by the Village Council, the applicant shall review the area plan in its approved form. The applicant and the owner(s) of record shall then sign a statement that the approved area plan shall be binding upon the applicant and the owner(s) of record and upon their heirs, successors, and assigns. The area plan shall not be officially approved nor may the applicant submit a final site plan for the lot or any part thereof, until said statement has been signed as required herein. The foregoing approval and signing shall constitute approval of the PUD designation for the subject lot.

F. Within three (3) days of the official approval of an area plan, the Council President shall accurately note and the Village Clerk shall attest, the PUD designation for the lot in question of the Official Zoning Map, in accordance with SECTION 3.04, herein.

SECTION 52.06-STANDARDS FOR AREA PLAN APPROVAL

The Planning Commission shall determine and shall provide evidence of same in its report to the Village Council, and the Council shall determine, based upon its review of the Commission's report and its own findings, that the proposed area plan meets the intent of this Ordinance and meets the following standards:

A. The use of land shall be in conformance with the permitted uses of the District in which the proposed development is to be located, and conforms to the adopted General Land Use Development Plan or any part thereof, or represents land use policy which, in the Planning Commission's opinion, is a logical and acceptable change, in the adopted General Land Use Development Plan.

B. That the density of intensity of development as measured by lot area per dwelling unit, percent of lot coverage, and floor area ratio, exclusive of the area occupied by public streets, but including any area to be devoted to parks and common open spaces, and usable as such, shall not be greater than the maximum density or intensity of development permitted in the District.

C. The proposed development shall be adequately served by public facilities and services, such as: highways, streets, police and fire protection, drainage courses, water and sanitary sewer facilities, refuse disposal; or, the persons or agencies responsible for the proposed development shall be able to provide, in a manner acceptable to the Village Council, any such facilities and services.

D. Each phase of the proposed development shall not be dependent upon completion of subsequent phases of the same development for the facilities and services identified in SECTION 52.06 C, preceding.

The common open space, any other common properties, individual properties, and all other elements of the PUD are so planned that they will achieve a unified environmental scheme, with open spaces and all other elements in appropriate locations, suitably related to each other, the site, and the surrounding land. All common spaces shall be permanently secured as such.

F. The location of the proposed uses, layout of the site, and its relation to streets giving access to it, shall be such that traffic to, from, and within the site, and assembly of persons in connection therewith, will not be hazardous or inconvenient to the project or the neighborhood. In applying this standard, the Planning Commission and Council shall consider among other things, convenient routes for pedestrian traffic, particularly for children; relationship of the proposed project to main thoroughfares and street intersections; and the general character and intensity of the existing and potential development of the neighborhood.

G. Where applicable, the Commission and Council shall determine that noise, odor, light, or other external effects from any source whatsoever connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.

H. Yard requirements along the perimeter of the lot shall be at least equal to those required in District(s) in which the lot is located.

SECTION 52.07-EFFECT OF AREA PLAN APPROVAL

Approval of the area plan by the Village Council shall have the following effects:

A. Approval shall confer upon the applicant for a period of three (3) years for a PUD of forty (40) acres or less in area, or for a period of five (5) years for a

PUD of more than forty (40) acres in area, from the date of approval, a right that existing zoning regulations as they apply to the land included in the area plan shall remain unchanged, provided that construction is diligently pursued in accordance with the approved area plan within this time period.

B. Approval shall assure the applicant that the area plan is acceptable to the Village Council, provided construction is diligently pursued, and authorizes the applicant to file a final site plan for the entire lot or part thereof.

C. Official approval of the area plan as provided in Section 52.05 herein, shall confer PUD status to the subject lot and shall permit modifications of lot area, lot width, yard requirements, and spacing among buildings and structures within the lot, except on the perimeter thereof, all as set forth in the approved area plan.

D. No deviations from the area plan approved by the Village Council shall be permitted except as provided in this ARTICLE.

SECTION 52.08-PROCEDURE FOR FINAL SITE PLAN REVIEW

A. The Planning Commission shall, upon receipt of a final site plan, study same and approve or deny the final site plan within sixty-five (65) days of the filing date. The Commission shall advise the applicant of its action in writing.

B. The Planning Commission shall transmit the approved final site plan to the Village Council for its information.

C. The applicant and owner(s) of record shall review the approved final site plan and sign a statement that the approved final site plan shall be binding upon the applicant and the owner(s) and their heirs, successors, and assigns.

D. Building permits may be issued after the applicant has signed the required statement.

E. The procedure of this SECTION shall be repeated in full for each phase of the development in the approved area plan.

SECTION 52.09-STANDARDS FOR FINAL SITE PLAN APPROVAL

The Planning Commission in granting final site plan approval, shall determine that the following standards have been met:

A. The final site plan shall conform to the approved area plan, except that minor variations in layout may be permitted at the discretion of the Planning Commission and without amendment of the approved area plan. Minor variations include, among others, a change in residential floor area, an increase in non-residential floor area of five (5) percent or less, and a change in layout provided that, in the case of a change in layout, the applicant shall provide the Village Council and the Planning Commission each with a revised area plan which incorporates such layouts. The revised plans shall each be signed by the applicant and owner(s) of record. Modifications, such as, but not limited to, a change in use, type of street, increase in density or intensity of development, type of dwelling unit, or an increase in non-residential floor area of over five (5) percent, shall be considered major changes and shall require amendment of the approved area plan. The Planning Commission shall determine whether a change is minor or major, in accordance with this SECTION.

B. All dedications shall have been effectuated or, in lieu thereof, proper agreement shall be made for such dedication in the future.

C. If the lot is to be developed in phases, each phase shall not depend on subsequent phases for adequate access, utilities, or public facilities.

SECTION 52.10-PRESERVATION AND MAINTENANCE OF OPEN SPACE

All open spaces identified in the approved area plan and which are to remain in private ownership shall permanently remain as open space and shall be properly maintained.

SECTION 52.11-AMENDMENT OF A PLANNED UNIT DEVELOPMENT PROJECT

An approved PUD project may be amended at either the area plan or final site plan stage by use of the procedure for original approval. An amendment to a final site plan which results in a major change in the area plan shall require an amendment of the area plan.

SECTION 52.12-EXPIRATION OF APPROVALS

A. If a lot has been designated as a PUD by the Village Council, said lot shall not be developed or used except in accordance with the approved area plan and final site plan(s).

B. A final site plan for the entire area designated as a PUD, or all final site plans for all phases thereof, shall have received approval of the Planning Commission within three (3) years, in the use of a PUD of forty (40) acres or less in area, or within five (5) years for a PUD of more than forty (40) acres in area, of the date of Village Council approval of the area plan. Failure to open approval of final site plans as herein provided shall authorize the Village Council to revoke at its discretion, the right to develop under the approved area plan and to require that a new area plan be filed and reviewed in accordance with the provisions of this ARTICLE.

C. Approval of a final site plan in a PUD shall expire and be of no effect one hundred-eighty (180) days after the date of approval by the Planning Commission unless the Village Clerk or duly appointed agent shall have issued a building permit for the development authorized by said approved plan. Approval of a final site plan in a PUD shall expire and be of no effect five hundred-forty-five (545) days after the date of approval by the Planning Commission unless construction is begun and is diligently pursued in accordance with the approved final site plan. Expiration of the approved final site plan shall authorize the Village Council to require filing and review of a new final plan in accordance with the provisions of this ARTICLE.

D. Development under an approved PUD shall be completed within two (2) years of the date of approval of a final site plan. If said development is not so completed the Planning Commission shall not review or approve final site plans for any subsequent phases of the PUD unless good cause can be shown for not completing same.

SECTION 52.13-EXTENSION OF TIME LIMITS

Time limits set forth in this ARTICLE may be extended by written agreement between the applicant and the Planning Commission or Village Council, whichever is applicable in the case of area plans, and between the applicant and the Planning Commission, in the case of final site plans. However, the three (3) and five (5) year periods provided in SECTION 52.07 A, herein, shall not be extended.

SECTION 52.14-VIOLATIONS

The approved area plan and/or final site plan shall have the full force of the Zoning Ordinance. Any violation of either the approved area plan or approved final site plan shall be grounds for the Village Council to require all construction to be stopped, and to withhold building permits, certificates of zoning compliance, or occupancy permits until the violation is removed, and shall cause the owner of the development to be subject to the provisions of this Ordinance.

ARTICLE 53.0
SIGN REGULATIONS

SECTION 53.01-GENERAL SIGN REGULATIONS

No sign shall be erected or replaced at any location, where by reason of the position, size, shape, color, movement or illumination, it may interfere with, obstruct the view of, be confused with any authorized traffic sign, signal, or device so as to interfere with, mislead, or confuse traffic. Consideration of traffic visibility and injurious effects on adjacent properties is essential. All signs shall be designed, constructed, and maintained so as to be appropriate in appearance with the existing

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or intended character of their vicinity so as not to change the essential character of such area. Signs and billboards shall conform to all yard and height requirements of the district in which located. A permit for any sign or billboard, whether free-standing or mounted on or applied to or painted on a building or other structure, must be obtained from the Village Clerk or duly appointed agent before such sign must be erected or replaced. Signs and billboards may be illuminated only by internal or reflected light, provided the source of light is not directly visible and is so arranged as to reflect light away from adjoining premises, and provided further that such illumination shall be placed so as to prevent confusion or hazard to traffic and conflict with traffic control signs or lights. Illumination involving flashing lights or movement of lights or other devices shall be prohibited. Rotating signs or any part thereof, banners, pennants, flags (except government flags) shall be prohibited.

SECTION 53.02-PERMITTED SIGNS IN AGRICULTURE DISTRICT

The following signs are permitted:
A. one sign advertising the sale or lease of the lot or building, not exceeding six (6) square feet in area on any one lot.
B. one incidental sign advertising the type of farm products grown on the farmstead premises, not exceeding twelve (12) square feet in area.
C. one sign identifying a park, or school building, other authorized use, or a lawful nonconforming use, not to exceed eighteen (18) square feet in area.

SECTION 53.03-PERMITTED SIGNS IN RESIDENTIAL DISTRICTS

The following signs are permitted:
A. one sign advertising the sale or lease of the lot or building not exceeding six (6) square feet in area on any one lot;
B. one sign announcing a boarding home, tourist home, or professional service, not to exceed three (3) square feet in area and it shall be attached flat against the front wall of the building;
C. one sign advertising a recorded subdivision or other residential development not to exceed eighteen (18) square feet in area. Such sign shall be removed within one year after the sale of ninety (90) percent of all lots or units within said subdivision or development;
D. one sign, identifying a multiple-family building, subdivision or development, not having advertising or commercial connotations, not to exceed eighteen (18) square feet in area;
E. one sign identifying a school, church, public building, other authorized use or lawful nonconforming use, not to exceed eighteen (18) square feet.

SECTION 53.04-PERMITTED SIGNS IN COMMERCIAL AND INDUSTRIAL DISTRICTS

A. A sign in a Local Commercial, General Commercial, Highway Commercial, and Office Districts is permitted only where it identifies an enterprise occupying the same lot upon which the sign is erected, and shall conform to the following provisions:

- 1. An identification sign, limited to one (1) sign per building, may be affixed flat against a wall of the building. If the building is located within a center, such as a shopping center of integrated commercial development or office park, each enterprise located therein, may have one (1) such sign affixed flat against a wall of the building. The total sign area shall not exceed two (2) square feet for each foot in length or height of the wall, whichever is greater. No such sign shall extend above the wall to which it is affixed.
- 2. One (1) free-standing identification sign may be erected for a shopping center or other integrated group of stores or commercial buildings. The sign area shall not exceed one (1) square foot per front foot of building, or buildings, for which it is erected; however, such sign shall not exceed two hundred (200) square feet in area.
- 3. One (1) free-standing identification sign may be erected for an individual lot or group of lots developed as one lot, when not provided for by sections 53.04 A2, preceding, and shall not exceed eighteen (18) square feet in area for offices and eighty (80) square feet in area for other uses.

B. In any Limited Industrial District and General Industrial District a sign is permitted only where it identifies a business occupying the lot upon which the sign is erected. Such signs shall conform to the following provisions:

- 1. An identification sign, limited to one (1) sign per building, may be affixed flat against a wall of the building. If the building contains more than one (1) total enterprise, each enterprise may have one such sign, similarly affixed. Total sign area shall not exceed one-half (1/2) square foot for each foot in length or height of the wall, which ever is greater, to which it is affixed, and shall not extend above such wall.
- 2. One (1) free-standing identification sign may be erected for an industrial park, district, or subdivision. The area of such sign shall not exceed eighty (80) square feet.
- 3. One (1) free-standing identification sign may be erected for an individual lot or group of lots developed as one lot, when not a part of an industrial park, district, or subdivision, and shall not exceed eighty (80) square feet in area.

SECTION 53.05-OUTDOOR ADVERTISING

Outdoor advertising signs (billboards) are permitted under the following conditions:

- A. Outdoor advertising signs (billboards) are permitted only in Highway Commercial, Limited Industrial, and General Industrial Districts.
- B. Outdoor advertising signs are required to have the same setback as other principal structures or buildings in the zone in which they are situated.
- C. Where two (2) or more outdoor advertising signs are along the frontage of a single street or highway, they shall not be less than one thousand (1,000) feet apart. A double face (back to back) or a V-type structure shall be considered a single sign.

D. The total surface area, facing in the same direction of any outdoor advertising sign shall not exceed three hundred (300) square feet.

E. No outdoor advertising sign shall be erected on the roof of any building, nor have one (1) sign erected above another sign.

F. Outdoor advertising signs shall:

- 1. be harmonious with and in accordance with the intent, purposes, and provisions of this Ordinance;
- 2. be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;
- 3. not be hazardous or disturbing to existing or projected future uses.

SECTION 53.06-SIGNS FOR AUTOMOBILE SERVICE STATIONS

Notwithstanding other provisions of this Ordinance, one (1) permanently installed sign shall be permitted on each street frontage, installed so that a clear view of street traffic by motorists or pedestrians may not be obstructed in any way to a height of sixteen (16) feet other than necessary supports. The total sign area along the street frontages shall not exceed eighty (80) sq. ft. and may be distributed between two frontage signs or wholly contained within one frontage sign. The sign(s) shall not be closer to the front, side or rear property line than the required setback. A sign or legend may also be placed flat on the main building or fuel pump canopies.

In addition, one permanent sign for the purpose of advertising gasoline prices and similar announcements, when mounted on a free-standing structure or on the structure of another permitted sign, may be installed along each street frontage,

provided that clear views of street traffic by motorists or pedestrians are not obstructed in any way. Such sign(s) shall not exceed six (6) square feet in area. All temporary signs for such purposes and all banners, streamers, flags, (other than state or national flags) and similar advertising objects are prohibited.

SECTION 53.07-APPLICATIONS, FEES, AND PERMITS

A. Application for a permit to erect or replace a sign or billboard shall be made by the owner of the property on which the sign is to be located, or by his agent, or lessee, in the case of signs; and by the owner of the property on which the billboard is to be located, in the case of billboards; to the Village Clerk or duly appointed agent by submitting the required forms, fees, exhibits, and information. Fees for sign and billboard permits shall be determined by the Village Council and no part of such fees shall be returnable to the applicant. No fee shall be required of any governmental body or agency.

B. The application shall contain the following information:

- 1. the applicant's name and address in full, and a complete description of his relationship to the property owner;
- 2. the address of the property;
- 3. an accurate survey drawing of the property showing location of all buildings and structures and their uses, and location of the proposed sign or billboard;
- 4. a complete description including copy and scale drawings of the sign or billboards, including all dimensions and the area in square feet.

C. All signs and billboards shall be inspected by the Village Building Inspector for conformance to this Ordinance on the site prior to erection.

SECTION 53.08-REQUIRED FINDINGS

The Planning Commission shall review the particular circumstances and facts of the proposed sign in terms of the following standards and required findings, and each proposed sign in terms of the following standards and required findings, and shall find and record adequate data, information and evidence showing that such a sign on the proposed site, lot, or parcel:

- A. will be harmonious with and in accordance with the general objectives, intent, and purposes and provisions of this Ordinance;
 - B. will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;
 - C. will not be hazardous or disturbing to existing or projected future uses.
- If the facts in the case do not establish that the findings and standards set forth in this Ordinance will apply to the proposed sign, the Planning Commission shall not grant a permit. In the granting of any permit, the Planning Commission shall impose such conditions as it deems necessary to protect the best interest of the Village and the surrounding property and to achieve the objectives of this Ordinance. The breach of any such conditions shall, after due process, invalidate the permit thereof.

ARTICLE 54.0 PERFORMANCE STANDARDS

SECTION 54.01-GENERAL PROVISIONS

No parcel, lot, building or structure in any District shall be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable element or condition so as to adversely affect the surrounding area or adjoining premises provided that any use permitted by this Ordinance may be undertaken and maintained if acceptable measures and safeguards are employed to limit dangerous and objectionable elements to acceptable limits as established by the following performance requirements.

SECTION 54.02-FIRE HAZARD

Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire-fighting and fire suppression equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.

SECTION 54.03-RADIOACTIVITY OR ELECTRICAL DISTURBANCE

No activity shall emit dangerous radioactivity at any point, or unreasonable electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

SECTION 54.04-VIBRATION

No vibration shall be permitted which is discernible without instruments on any adjoining lot or property.

SECTION 54.05-SMOKE

Smoke shall not be emitted with a density greater than No. 1 on the Ringleman Chart as issued by the U.S. Bureau of Mines except for blow-off periods of ten (10) minutes duration of one (1) per hour when a density of not more than No. 2 is permitted.

SECTION 54.06-ODORS

No malodorous gas or matter shall be permitted which is offensive or as to produce a public nuisance or hazard on any adjoining lot or property.

SECTION 54.07-AIR POLLUTION

No pollution of air by fly-ash, dust, vapors, or other substances shall be permitted which is harmful to health, animals, vegetation or other property, or which can cause excessive soiling.

SECTION 54.08-GLARE

No direct or reflected glare shall be permitted which is visible from any property or from any public street, road or highway.

SECTION 54.09-WATER POLLUTION

Pollution of water shall be subject to such requirements and regulations as are established by the Michigan State Health Commission, the Michigan Water Resources Commission, and the Washtenaw County Health Department.

SECTION 54.10-NOISE

Noise which is objectionable due to volume, frequency, or beat shall be muffled or otherwise controlled so that there is no production of sound discernible at lot lines in excess of the average intensity of street and traffic noise at the lot lines. Air-raid sirens and related apparatus used solely for public purposes are exempt from this requirement.

ARTICLE 55.0 SITE PLAN REVIEW

SECTION 55.01-AUTHORITY FOR SITE PLAN REVIEW

The Village Council shall have the authority to review and to approve or reject a preliminary site plan after receiving a recommendation thereon from the Village Planning Commission. The Planning Commission shall have the authority to review and approve or reject a final site plan submitted in conformance to an approved preliminary site plan.

SECTION 55.02-DEVELOPMENT AND USES REQUIRING SITE PLAN REVIEW

The following buildings, structures, and uses require site plan review:

- A. a building containing three (3) or more dwelling units;
- B. two (2) or more multiple-family buildings on a lot or parcel of land, or on a combination of lots under one ownership;

C. a mobile home park;

D. any principal non-residential building or structure permitted in Residential Districts and any principal building or structure, except farm buildings and structures, permitted in Recreation-conservation and Agriculture Districts;

E. any building with a floor area greater than 500 square feet, or structure, or additions thereto, in any Commercial Office, Wholesale, and Warehousing, Research and Development, and Industrial Districts;

F. more than one (1) building or structure, except a sign, on a lot or parcel, or combination of lots under one ownership, in any Commercial Office, Wholesale and Warehousing, Research and Development, and Industrial Districts;

G. any use permitted in any Commercial and Industrial District which does not involve a building, such as, but not limited to outdoor sales, outdoor displays, and storage and wrecked vehicles;

H. public utility buildings and structures, but not including poles, towers, and telephone repeater buildings;

I. any parking lot or addition thereto containing five (5) or more parking spaces. The Village Clerk or duly appointed agent shall not issue a building permit for construction of, or addition to, any one of the above listed buildings or structures until a final site plan therefor has been approved and is in effect. A use, not involving a building or structure, as above listed, shall not be commenced or expanded, nor shall the Village Clerk or duly appointed agent issue an occupancy permit for such use until a final site plan has been approved and is in effect. No grading, removal of trees or other vegetation, landfilling or construction of improvements shall commence for any development which requires site plan approval until a final site is approved and is in effect, except as otherwise provided in this ARTICLE.

SECTION 55.03-PRELIMINARY SITE PLAN

A. Application-Any person with legal interest in a lot may file an application for preliminary site plan approval therefore, by filing with the Village Clerk completed forms, payment of the review fee, and eight (8) copies of the preliminary site plan drawing(s). The Clerk, upon receipt of the application, shall transmit the preliminary site plan drawings to the Planning Commission prior to its next regular meeting.

B. Information Required-Each preliminary site plan submitted for review shall provide the following information:

- 1. location and description of site; dimensions and area;
- 2. general topography; soil information where soil conditions might affect site layout;
- 3. Property owner's name, address, applicant's name, address and interest in property;
- 4. Scale, north arrow and date of plan;
- 5. proposed buildings/structures: location, outline, general dimensions, distances between floor area, number of floors, height, number and type of dwellings units (where applicable);
- 6. location and size of open areas, and recreation areas;
- 7. proposed streets/drives: general alignment, right-of-way, (where applicable), surface type, and width;
- 8. proposed parking: location and dimensions of lots, dimensions of spaces aisles, angle of spaces, and surface type;
- 9. zoning classification of property; required yards; dwelling unit schedule, density of development, and lot area per dwelling unit for residential projects, lot coverage (percent) location and size of required greenbelts;
- 10. areas of intended filling and cutting; outline of existing buildings/structures and drives and existing natural and man-made features to be retained or removed;
- 11. adjacent land uses; location of adjacent buildings; drives/streets;
- 12. location, area of development phases and building program for each phase;
- 13. location and width of easements on site.

C. Standards for Review-In reviewing a preliminary site plan the Planning Commission shall consider the following standards:

- 1. that all required information has been provided;
- 2. that the proposed development as shown in the preliminary site plan conforms to all regulations of the Zoning Ordinance for the district(s) in which it is located;
- 3. that the applicant is legally authorized to require site plan review;
- 4. that the movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient;
- 5. that the proposed development will be harmonious with, and not harmful, injurious, or objectionable to, existing and future uses in the immediate area;
- 6. that natural resources will be preserved to a maximum feasible extent, and that development can occur without serious erosion or sedimentation occurring;
- 7. that the proposed development is adequately coordinated with improvements serving the subject property and with other development.

D. Planning Commission Action-The Planning Commission shall study the plan and shall, within sixty (60) days of the filing date, approve or deny the preliminary site plan. The Planning Commission shall set forth the conclusions of this study and its findings for all the standards required for review and the reasons for its action, in the record of the meeting at which action is taken. The time limit may be extended upon a written request by the applicant and approval by the Planning Commission.

E. Effect of Approval-Approval of a preliminary site plan by the Planning Commission shall indicate its acceptance of the proposed layout of buildings, streets and drives, parking areas, and other facilities and area, and of general character of the proposed development. The Planning Commission may, at its discretion, and with appropriate conditions attached, authorize issuance of grading and foundation permits on the basis of the approved preliminary site plan. This authorization, however, will be used only in those situations in which seasonal conditions, such as the onset of frost, or other severe time limitations might, in the Planning Commission's opinion, unduly delay the commencement of construction until after the final site plan is approved. The Planning Commission shall attach appropriate conditions to such authorization.

F. Expiration of Approval-Approval of a preliminary site plan shall be valid for a period of one hundred eighty (180) days from the date of approval and shall expire and be of no effect unless an application for a final site plan is filed with the Village Clerk within that time period. The Planning Commission's secretary shall, within ten (10) days of the date of approval of the preliminary site plan by the Planning Commission, transmit a written certification of such approval to the applicant.

SECTION 55.04-FINAL SITE PLAN

A. Application-Following approval of a preliminary site plan, the applicant shall submit to the Village Clerk eight (8) copies of a final site plan as well as other data and exhibits heretofore required, the review fee, and a completed application form. The Clerk, upon receipt of the application, shall transmit the final site plan drawing(s) to the Planning Commission prior to its next regular meeting.

B. Information Required-Each final site plan submitted for review shall provide the following information and shall meet the following specifications:

- 1. The site plan shall be of a scale not greater than one (1) inch equals twenty (20) feet nor less than one (1) inch equals two hundred (200) feet, and of such accuracy that the Planning Commission can readily interpret the plan. More than one (1) drawing shall be included as part of a final site plan where required

by the Planning Commission for clarity.

2. Scale, north arrow, name and date of plan and date of any revisions thereto.

3. Name and address of property owner and applicant, interest of applicant in property; name and address of developer.

4. Name and address of designer. A detailed site plan shall be prepared by a registered community planner, architect, landscape architect, engineer, or land surveyor.

5. A vicinity map, legal description of site; dimensions and lot area. Where a metes and bound description is used, lot line angles or bearings shall be indicated on the plan and the lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor.

6. Existing topography (minimum contour interval of two (2) feet); existing natural features such as trees, wooded areas, streams, marshes, ponds and other wetlands; clear indication of all natural features to remain and to be removed. Groups of trees shall be shown by an approximate outline of the total canopy; individual deciduous trees of six (6) inch diameter or larger and individual evergreen trees six (6) feet in height or higher, not a part of a group of trees, are to be accurately located on the Plan.

7. Existing buildings, structures, and other improvements, including drives, utility poles and towers, easements, pipelines, excavations, ditches (elevations and drainage directions), bridges, culverts, clear indication of all improvements to remain and to be removed and deed restrictions, if any.

8. Indicated owner, use, and zoning classification of adjacent properties; location and outline of buildings, drives, parking lots, and other improvements on adjacent properties.

9. Existing public utilities on or serving the property; location and size of water lines, and hydrants; location, size and inverts for sanitary sewer and storm sewer lines; location of manholes and catch basins; and location and size of wells, septic tanks and drain fields.

10. Name and right-of-way of existing streets on or adjacent to the property surface type and width, and spot elevations of street surface.

11. Zoning classification of the subject property's location of required yards; total site area and floor area; total ground floor area and lot coverage (percent). In the case of residential units, the plan shall show dwelling unit density, lot area per dwelling unit, and a complete schedule of the number, size, and type of dwelling units.

12. Grading plan, showing finished contours at a minimum interval of two (2) feet, and correlated with existing contours so as to clearly indicate out and fill required. All finished contour lines are to be connected to existing contour lines at the property lines.

13. Location and exterior dimensions of all proposed buildings and structures, location to be references to property lines or a common base point; distances between buildings, height and feet in stories; finished floor elevations and grade line elevations.

14. Location and alignment of all proposed streets and drives; rights-of-way where applicable; surface type and width, and typical cross section of same showing base and sub-base materials, dimensions, and slopes; locations and typical details of curbing; turning lanes (where applicable) with details; location, width, and grades of all entries and exits and curve-radii.

15. Location and dimensions of proposed parking lots; number of spaces in each lot; dimensions of spaces and aisles; drainage pattern of lots; typical cross-section showing surface, base, and sub-base materials; angle of spaces.

16. Location, size and surface of proposed loading areas where required.

17. Location, width, and surface of proposed sidewalks and pedestrian ways.

18. Location, use, size, and proposed improvements of open spaces and recreation area and maintenance provisions for such areas.

19. Location of proposed screens and fences; height, typical elevation and vertical section of screens, showing materials and dimensions.

20. Location of proposed outdoor trash container enclosures; size typical elevation, and vertical section of enclosure showing materials and dimensions.

21. Location, size, area, and height of proposed signs.

22. Layout, size of lines, inverts, hydrants, drainage flow patterns, location of manholes and catch basins for proposed utilities; location and size of retention ponds; location of the electricity and telephone poles and wires, location and size of surface mounted equipment for electricity and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators, location and size of wells, septic tanks and drain fields, if on-site facilities are to be used, engineering drawings for all water, sanitary sewer and storm sewer systems, and for streets, drives, and parking lots are to be submitted to and approved by the Village Engineer prior to Planning Commission approval of the final site plan. If on-site water and sewer facilities are to be used, a letter of approval of same by the Washtenaw County Health Department shall be submitted prior to Planning Commission approval.

23. Landscape plan showing location and size of plant materials.

24. Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established.

25. Location of proposed retaining walls, and dimensions and materials of same; fill materials, typical vertical sections; restoration of adjacent properties, where applicable.

26. Location, type, direction, and intensity of outside lighting.

27. Right-of-way expansion where applicable; reservation or dedication of right-of-way to be clearly noted; dedication of right-of-way where applicable shall be executed, or provisions made for same prior to approval of the final site plan by the Planning Commission.

C. Standards for review-In reviewing the final site plan, the Planning Commission shall determine whether the plan meets the following specifications and standards:

- 1. that the final site plan conforms to the approved preliminary site plan;
- 2. that all required information is provided;
- 3. that the plan complies with all Zoning Ordinance regulations;
- 4. that the plan, including all engineering drawings, meet specifications of the Village for fire and police protection, access water supply, sewage disposal or treatment, storm drainage, and other public facilities and services;
- 5. that the plan meets all specifications of this Article;
- 6. that any grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring property;
- 7. that erosion will be controlled during and after construction and will not adversely affect adjacent or neighboring property or public facilities or services.

D. Planning Commission Action-The Planning Commission shall study the final site plan and shall within sixty-five (65) days of the filing date approve or reject the final site plan. This time limit may be extended upon written request by the applicant and approval by the Planning Commission. The Commission may suggest and/or require changes or modifications in the proposed site plan as are needed to gain approval. The Planning Commission shall include in its study of the site plan consultation with other government officials and departments and public utility companies that might have an interest in or be affected by

the proposed development. All engineering drawings and plans shall be approved by the Village Engineer before a final site plan may be approved. Upon Planning Commission approval of a final site plan, the applicant and owner(s) of record, and the Secretary of the Planning Commission or his designated replacement, shall sign five (5) copies of the approved site plan. The Secretary of the Planning Commission shall transmit two (2) such signed copies of the approved final site plan to the Building Inspector and one (1) signed copy each to the Village Clerk, and to the applicant. One (1) signed copy shall be retained in the Planning Commission's files. If the final site plan is rejected, the Planning Commission shall notify the applicant in writing of such action and reasons therefor, within ten (10) days after such action.

E. Effect of Approval-Approval of a final site plan authorizes issuance of a building permit or, in the case of uses without buildings or structures, issuance of a certification of zoning compliance.

F. Expiration of Approval-Approval of a final site plan shall expire and be of no effect five hundred forty-five (545) days following the date of approval unless construction has begun on the property in conformance with the approved final site plan. Approval shall also expire and be of no effect unless a building permit shall have been taken out within one-hundred eighty (180) days of the date of approval of the final site plan.

SECTION 55.05-COMBINING PRELIMINARY AND FINAL SITE PLANS
An applicant may, at his discretion and risk, combine a preliminary and final site plan in application for approval. In such a situation the portion of the review process concerning preliminary site plan application and review may be waived by the Planning Commission. The Planning Commission shall have the authority to require a preliminary site plan separate from a final site plan, where, in its opinion, the complexity and/or scale of the site for the proposed development so warrant. A preliminary and final site plan shall not be combined for any development consisting of two (2) or more phases.

SECTION 55.06-AMENDMENT OF APPROVED SITE PLAN
A site plan may be amended upon application and in accordance with the procedure provided in SECTION 55.03 herein for a preliminary site plan. Minor changes in a preliminary site plan may be incorporated in a final site plan without an amendment to the approved preliminary site plan, at the discretion of the Planning Commission. The Planning Commission may require, in case of minor changes in an approved final site plan, that a revised final site plan drawing(s) be submitted showing such minor changes, for purposes of record. The Planning Commission shall have the authority to determine if a proposed change requires an amendment to an approved preliminary or final site plan and is a major or a minor change.

SECTION 55.07-MODIFICATION OF PLAN DURING CONSTRUCTION
All improvements shall conform to the approved final site plan. If the applicant makes any changes during construction in the development in relation to the approved final site plan, he shall do so at his own risk without any assurance that the Planning Commission will approve the changes. It shall be the responsibility of the applicant to notify the Village Clerk or duly appointed agent and the Planning Commission of any such changes. The Village Clerk or duly appointed agent or the Planning Commission may require the applicant to correct the changes so as to conform to the approved final site plan.

SECTION 55.08-PHASING OF DEVELOPMENT
The applicant may, at his discretion, divide the proposed development into two (2) or more phases. In such case, the preliminary site plan shall cover the entire property involved and shall clearly indicate the location, the size, and character of each phase. A final site plan may be submitted for review and approval for each phase.

SECTION 55.09-INSPECTION
The Building Inspector shall be responsible for inspecting all improvements for conformance with the approved final site plan. All sub-grade improvements such as utilities, sub-base installations for drives and parking lots, and similar improvements shall be inspected and approved prior to covering. The applicant shall be responsible for requesting the necessary installation.

The Building Inspector shall notify the Planning Commission, in writing, when a development for which a final site plan is approved has passed inspection with respect to the approved final site plan. The Building Inspector shall notify the Village Council and the Planning Commission, in writing, of any development for which a final site plan was approved, which does not pass inspection with respect to the approved final site plan, and shall advise the Board and Commission of steps taken to achieve compliance. In such case, the Building Inspector shall periodically notify the Village Council and Planning Commission of progress towards compliance with the approved final site plan and when compliance is achieved.

SECTION 55.10-PERFORMANCE GUARANTEES
Bonds or other acceptable forms of security shall be provided by the applicant after a final site plan is approved and prior to issuance of a building permit, for site improvements such as but not limited to streets or drives, parking lots, grading, landscaping and screens. The schedule of such security shall be established by resolution of the Village Council and shall be administered by the Village Treasurer. Such security may be released in proportion to work completed after passing inspection as complying with the approved final site plan. In the event that the applicant shall fail to provide improvements according to the approved final site plan, the Village Council shall have the authority to have such work completed. The Village Council may reimburse itself for costs of such work by appropriating funds from the deposit or security, or may require performance by the bonding company. In addition to the above security, or in place thereof, the Village Clerk or duly appointed agent may refuse to issue a certificate of zoning compliance in order to achieve compliance with the approved final site plan. In such case, the certificate may be issued upon compliance with the approved final site plan or when adequate security is provided to guarantee compliance following occupancy.

SECTION 55.11-FEES
Fees for the review of site plans and inspections as required by this ARTICLE shall be established and may be amended by resolution of the Village Council.

SECTION 55.12-VIOLATIONS
The approved final site plan shall regulate development of the property and any violation of this ARTICLE including any improvement not in conformance of the approved final site plan, shall be deemed a violation of this Ordinance as provided in ARTICLE 58.00 herein, and shall be subject to all penalties therein.

**ARTICLE 56.0
SUPPLEMENTAL REGULATIONS**

SECTION 56.01-PURPOSE
It is the purpose of this ARTICLE to provide regulations for miscellaneous and other requirements that may or may not apply in all Zoning Districts.

SECTION 56.02-SEWAGE TREATMENT AND DISPOSAL
In addition to the requirements established by the State of Michigan Department of Health, the following site development and use requirements shall apply:

A. All operations shall be completely enclosed by a fence not less than six (6) feet high.

B. All operations and structures shall be surrounded on all sides by a buffer strip of at least two hundred (200) feet in width within which grass, vegetation, and structural screens shall be placed to minimize the appearance of the installa-

tion and to help confine odors therein. The Village Planning Commission shall have the authority to review and approve the design and treatment of all buffer strips.

SECTION 56.03-STORAGE OF MATERIALS
The location or storage of abandoned, discarded, unused, unusable, or inoperative vehicles, appliances, furniture, equipment, or material shall be regulated as follows:

- A. On any lot or parcel in any Agricultural District, Residential District or Commercial District the owner or tenant, but not for hire or for business, shall locate and store such materials within a completely enclosed building.
- B. On any lot or parcel in any Industrial Districts the owner or tenant, whether or not for hire or for business, shall locate and store such materials:
1. within a completely enclosed building; or
 2. within an area surrounded by a solid, unperforated fence or wall at least seven (7) feet in height and not less in height than the materials located or stored therein, and not closer to the lot lines than the minimum yard requirements for buildings permitted in said Districts.
- C. The storage of materials and inoperative vehicles with current and valid license plates may be made to conform to the regulations of this Ordinance or shall be removed by the land owner. If the land owner fails to remove a non-conforming use it may be deemed a violation of the Ordinance and subject to the penalties provided for in this Ordinance.

SECTION 56.04-ACCESS TO PUBLIC STREET
The following provisions shall apply:

- A. In any Residential District, Commercial Office, and Industrial Districts, every use, building or structure established after the effective date of this Ordinance shall be on a lot or parcel which adjoins a public street, such street right-of-way shall be at least sixty-six (66) feet in width unless a lesser width was duly established to be at least sixty-six (66) feet in width on the effective date of this ordinance or shall adjoin a private street which has been approved as to design and construction by the Manchester Village Council and the Washtenaw County Road Commission Engineer.
- B. In any other District, i.e. Agriculture, every use, building, or structure established after the effective date of this Ordinance shall be on a lot or parcel which adjoins a public or private easement of access to a public street, such public street right-of-way or public or private easement to be at least sixty-six (66) feet in width unless a lesser width was duly established and recorded prior to the effective date of this Ordinance.

SECTION 56.05-BULK REGULATIONS

A. CONTINUED CONFORMITY WITH BULK REGULATIONS-The maintenance of setback, height, floor area ratio, coverage, open space, mobile home site, transition strip, lot area and lot area per dwelling unit required for one (1) use, building or structure shall be a continuing obligation of the owner of such building or structure or of the lot on which such use, building or structure is in existence. Furthermore, no setback, height, floor area ratio, coverage, open space, mobile home site, transition strip, lot area per dwelling unit allocated to or required about or in connection with one (1) lot, use, building, or structure may be allocated to any other lot, use, building, or structure.

B. DIVISION OF A LOT-No one (1) lot, once designated and improved with a building or structure, shall be reduced in area or divided into two (2) or more lots, and no portion of one (1) lot, once designated and improved with a building or structure, shall be sold unless each lot resulting from each such reduction, division, or sale, and designated and improved with a building or structure, shall conform with all of the bulk and yard regulations of the Zoning District in which it is located.

C. SETBACKS AND YARD REQUIREMENTS-The setback and yard requirements established by this Ordinance shall apply uniformly in each Zoning District to every lot, building or structure except that any of the following structures may be located anywhere on any lot: open and unroofed terraces, patios, porches and steps; awnings; flag poles; hydrants; laundry-drying equipment; arbors; trellises; recreation equipment; outdoor cooking equipment; sidewalks; private driveways; trees, plants, shrubs, and hedges; solid fences, screens or walls less than four (4) feet in height; fences, screens or walls having at least fifty (50) percent of their surface area open when viewed from the perpendicular; and light poles; anything to be constructed, erected, placed, planted or allowed to grow shall conform to the provisions of SECTION 56.04 herein.

D. HEIGHT-The height requirements established by this Ordinance shall apply uniformly in each Zoning District to every building and structure except that the following structures and appearances shall be exempt from the height requirements of this Ordinance subject to the provisions of Conditional Uses, ARTICLE 50.0: spires, belltowers, penhouses and domes not used for human occupancy; chimneys; ventilators; skylights; water tanks, bulkheads; public utility transmission and distribution lines and related structures; radio and television mechanical apparatus and receiving antennae, silos; parapets; and other necessary mechanical apparatus; provided their location shall conform where applicable to the requirements of Manchester Village, the Federal Communications Commission, the Civil Aeronautics Administration, and other public authorities having jurisdiction.

SECTION 56.06-PRESERVATION OF ENVIRONMENTAL QUALITY
The following provisions shall apply:

- A. In any Zoning District no river, stream, water course or drainage way, whether filled or partly filled with water or dry in certain seasons, shall be obstructed or altered in any way at any time by any person except as provided in ARTICLE 55.0 of this Ordinance. Such person shall submit to the Village Planning Commission a site plan and required data, exhibits, and information as required.
- B. No living tree in any woodland, grove, bush, park, wooded area, or forested land shall be removed in the AG-Agriculture District except for the following:
1. deceased, weak, wind blown and disfigured trees;
 2. trees that may be within an area designated specifically for buildings, structures, streets and driveways;
 3. if any living tree other than specified above is proposed to be removed by any person, such person shall submit to the Planning Commission a site plan and required data, exhibits, and information as required in ARTICLE 55.0 of this Ordinance;
 4. tree trimming and removal necessary to the operation of essential service facilities of a municipal or other governmental department or agency or public utility franchised to operate in the Village.
- C. No building, structure, street, parking area, or driveway shall be erected, constructed or placed on any land area having a slope of twenty percent (20%) or greater.
- D. No person shall alter, change, transform, or otherwise vary the edge, bank, or shore of any lake, river, or stream except in conformance with the following:
1. as provided in the Inland Lakes and Streams Act, Act 291 of the Public Acts of 1965;
 2. if any edge, bank or shore of any lake, river, or stream is proposed to be altered in any way by any person, such person shall submit to the Planning Commission a site plan and required data, exhibits, and information as required in ARTICLE 55.0 of this Ordinance.
- E. No person shall drain, remove, fill, change, alter, transform, or otherwise vary the area, water level, vegetation, or natural conditions of a marsh, swamp, or wetland except in conformance with the following: if any marsh, swamp, or

wetland is proposed to be altered in any way by any person, such person shall submit to the Planning Commission a site plan and required data, exhibits and information as provided in ARTICLE 55.0 of this Ordinance. Any such alterations shall be made in conformance to applicable State and Federal requirements.

SECTION 56.07-TRANSITION STRIP

Wherever in this Ordinance a transition strip is required, it shall be established in accordance with this SECTION. Where permitted elsewhere in this Ordinance, an attractive six (6) foot masonry wall may be built and adequately maintained in lieu of a greenbelt.

A transition strip, minimum width specified in the regulations of the applicable District herein, shall be completed within six (6) months from the date of issuance of a certificate of occupancy and shall thereafter be maintained with permanent plant materials. Specifications for spacing and plant materials are shown below. Materials listed are suggestions and shall not be limiting, provided their equals in characteristics are used.

SPACING

1. Plant materials shall not be placed closer than three (3) feet from the fence line or property line.
2. Where plant materials are planted in two (2) or more rows, planting shall be staggered in rows.
3. Evergreen trees shall be planted not more than thirty (30) feet on centers.
4. Narrow evergreens shall be planted not more than three (3) feet on centers.
5. Deciduous trees shall be planted not more than thirty (30) feet on centers.
6. Tree-like shrubs shall be planted not more than ten (10) feet on centers.
7. Large deciduous shrubs shall be planted not more than four (4) feet on centers.

**PLANT MATERIALS
Minimum Size (in height/feet)**

- | | | |
|---|-----------|----------|
| 1) Evergreen Trees | | |
| (a) Juniper, (b) Red Cedar, (c) White Cedar | | |
| (d) Pines | | |
| (2) Narrow Evergreens | | |
| (a) Pyramidal Arbor Vitae, (b) Columnar Juniper | Three (3) | Five (5) |
| (c) Irish Juniper | | |
| (3) Tree-Like Shrubs | | |
| (a) Flowering Crabapple, (b) Russian Olive | | |
| (c) Mountain Ash, (d) Dogwood, (e) Redbud, | Four (4) | |
| (f) Rose of Sharon | | |
| 4) Large Deciduous Shrubs | | |
| (a) Honey Suckle | | |
| (b) Viburnum, (c) Mock Orange, (d) Forsythia | Six (6) | |
| (e) Lilac, (f) Ninebark | | |
| 5) Large Deciduous Shrubs | | |
| (a) Oak, (b) Hard Maple, (c) Ash, | Six (6) | |
| (d) Hackberry, (e) Sycamore | | |

TREES NOT PERMITTED

- 1) Box Elder, 2) Soft Maple, 3) Elms (American), 4) Poplar, 5) Alnus (Heaven) 6) Willow

SECTION 56.08 - SANITARY SEWAGE FACILITIES
No device for the collection, treatment and / or disposal of sewer wastes shall be installed or used without the approval of the Washtenaw County Health Department.

**ARTICLE 57.0
NON-CONFORMITIES**

SECTION 57.01 - PURPOSE
Within the districts established by this Ordinance or by amendments thereto, there exist buildings and structures and uses of parcels, lots buildings, and structures which were lawful before this Ordinance was adopted or amended including legal non-conforming uses, buildings and structures, and which would be prohibited, regulated or restricted, it is the intent of this Ordinance to permit these buildings and structures and uses of parcels, lots, buildings, and structures, herein referred to as non-conformities, to continue until they are discontinued, damaged or removed but not to encourage their survival. These non-conformities are declared by this Ordinance to be incompatible with the buildings and structures and uses of parcels, lots, buildings, and structures permitted by this Ordinance in certain Districts. It is further the intent of this Ordinance that such non-conformities shall not be enlarged, expanded or extended except as provided herein nor to be used as grounds for adding other buildings and structures and uses of parcels, lots, buildings, and structures prohibited elsewhere in the same District.

SECTION 57.02 - NON-CONFORMING USES OF PARCELS AND LOTS
Where, on the date of adoption or amendment of this Ordinance, a lawful use of a parcel or lot, such use not involving any building or structure or upon which parcel or lot a building or structure is accessory to such principal use, exists that is no longer permissible under the provisions of this Ordinance, such principal use may be continued so long as it remains otherwise lawful subject of the following provisions:

A. No such non-conforming use of a parcel or lot shall be enlarged, expanded or extended to occupy a greater area of land than was occupied on the date of adoption or amendment of this ordinance and no accessory use, building or structure shall be established therewith.

B. No such non-conforming use of a parcel or lot shall be moved in whole or in part to any other portion of such parcel or lot not occupied on the date of adoption of this Ordinance.

C. If such non-conforming use of a parcel or lot ceases for any reason for a period of more than one hundred and eighty (180) consecutive days, the subsequent use of such parcel or lot shall conform to the regulations and provisions set by this ordinance for the District in which such parcel or lot is located.

SECTION 57.03-NON-CONFORMING BUILDING AND STRUCTURES
Where, on the date of adoption or amendment of this Ordinance, a lawful building or structure exists that could not be built under the regulations of this Ordinance by reason of restrictions upon lot area, lot width, lot coverage, floor area ratio, height, open spaces, off-street parking, loading spaces and setbacks, or other characteristics of such building or structure or its location upon a lot, such building or structure may be continued so long as it remains otherwise lawful subject to the following provisions:

- A. Such building or structure may be enlarged, expanded, extended or altered only if the non-conformity is removed or after approval by the Board of Appeals.
- B. Should any such building or structure be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
- C. Should any such building or structure be moved for any reason for any distance, it shall thereafter conform to the regulations of the District in which it is located

after it is moved.

SECTION 57.04-NON-CONFORMING USES OF BUILDINGS AND STRUCTURES
Where, on the date of adoption or amendment of this Ordinance, a lawful use of a building or structure exists that is no longer permissible under the regulations of this ordinance, such use may be continued so long as it remains otherwise lawful subject to the following provisions:

- A. No existing building or structure devoted to a use not permitted by this Ordinance in the District in which it is located shall be enlarged, constructed, reconstructed, moved, or structurally extended or altered except in changing the use of such building or structure to a use permitted in the District in which such building or structure is located, except that if no structural alterations are made any non-conforming use of a building or structure may be changed to another non-conforming use by the Board of Appeals, as provided in ARTICLE 60.0 of this Ordinance; provided further, that such other non-conforming use is equally appropriate or more appropriate in the District involved than the existing non-conforming use. In permitting such change the Board of Appeals may require appropriate conditions and safeguards in accord with the provisions and intent of this Ordinance.
- B. When a non-conforming use of a building or structure is discontinued or abandoned for more than one hundred and eighty (180) consecutive days, except where government action prevents access to the premises, the building or structure shall not thereafter be used except in conformance with the regulations of the District in which it is located.
- C. Any structure or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the District, and the non-conforming use may not thereafter be resumed.
- D. Where a non-conforming status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than fifty (50) per cent of the replacement cost at time of destruction.

SECTION 57.05-REPAIRS AND MAINTENANCE
On any non-conforming building or structure or portion of a building or structure, devoted in whole or in part to any non-conforming use work, may be done in any period of twelve (12) consecutive months on ordinary repairs or on repair or replacement of non-bearing walls, fixtures, wiring or plumbing to an extent not to exceed ten (10) percent of the ten current replacement value of the building or structure, provided that the floor area or volume of such building, or the number of families housed therein, or the size of such structures as it existed on the date of adoption or amendment of this Ordinance shall not be increased. Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or structure or part thereof declared to be unsafe by any official charged with protecting the public safety upon order of such official.

If a non-conforming building or structure, or a portion of a building or structure containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the District in which it is located.

SECTION 57.06-CHANGE OF TENANCY OR OWNERSHIP
There may be a change of tenancy, ownership or management of an existing non-conforming use, building or structure, provided there is no change in the nature or character, extent, or intensity of such non-conforming use, building, or structure.

SECTION 57.07-EXTENSION AND SUBSTITUTION
A non-conforming use, building, or structure shall not be extended unless it fulfills the requirements of ARTICLE 54.0 of this Ordinance, nor shall one non-conforming use, building or structure be substituted for another non-conforming use, building, or structure.

SECTION 57.08-COMPLETION OF PENDING CONSTRUCTION
To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently.

SECTION 57.09-CONDITIONAL USES
Any use existing at the time of adoption of this Ordinance and which is permitted as a conditional use in a District under the terms of this Ordinance shall be deemed a conforming use in such District, and shall without further action be considered a conforming use.

SECTION 57.10-SUBSTANDARD, NON-CONFORMING LOTS OF RECORD
In any District in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Ordinance, a single-family dwelling and customary accessory buildings or structures may be erected on any single lot of record at the effective date of adoption or amendment of this Ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership as of the date of adoption of this Ordinance. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and other requirements, not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this Ordinance and if all or part of the lots do not meet the requirements for lot width and area as established by this Ordinance, the lands involved shall be considered to be an undivided parcel for the purpose of this Ordinance, and no portion of said parcel or lot shall be used or sold which does not meet lot width and area requirements established by this Ordinance, nor shall any division of the parcel or lot be made which leaves remaining any parcel or lot with width or area below the requirements stated in this Ordinance.

**ARTICLE 58.0
ADMINISTRATION AND ENFORCEMENT**

SECTION 58.01-PURPOSE
It is the purpose of this Article to provide the procedures for the administration of the Ordinance, issuance of permits, and inspection of properties, collection of fees, handling of violators and enforcement of the provisions of this Ordinance and amendments thereto.

SECTION 58.02-ADMINISTRATION
Except where herein otherwise stated, the provisions of this Ordinance shall be administered by the Zoning Inspector, or by such deputies of his department as the Village Council may designate to enforce the provisions of this Ordinance.

SECTION 58.03-DUTIES OF ZONING INSPECTOR
The Zoning Inspector shall have the power to grant certificates of zoning compliance. The Zoning Inspector shall have the power to issue permits or to make inspections of buildings or premises building and occupancy permits, to make inspections of buildings or premises building and occupancy permits, to make inspections of buildings or premises building and occupancy permits...

SECTION 58.04-ISSUANCE OF CERTIFICATES OF ZONING COMPLIANCE
The Zoning Inspector shall require that all applications for certificates of zoning compliance shall be accompanied by plans and specifications including a plot plan compliance shall be accompanied by plans and specifications including a plot plan compliance shall be accompanied by plans and specifications including a plot plan...

SECTION 58.05-VOIDING OF CERTIFICATE OF ZONING COMPLIANCE
Any certificate of zoning compliance granted under this Ordinance shall become null and void unless construction and/or use is commenced within one hundred eighty (180) days and completed within five hundred and forty-five (545) days of the date of issuance.

SECTION 58.06-ISSUANCE OF CERTIFICATE OF OCCUPANCY; FINAL INSPECTION
A. No lot, building, or structure, or any part thereof shall be occupied by or for any use for which a certificate of zoning compliance is required by this Ordinance unless and until a certificate of occupancy shall have been issued for such new use...

SECTION 58.07-VOIDING OF CERTIFICATE OF OCCUPANCY
Any certificate of occupancy granted under this Ordinance shall become null and void if such use(s), building(s), and/or structure(s) for which said certificate was issued are found by the Zoning Inspector to be in violation of this Ordinance. The Zoning Inspector upon finding such violation shall immediately notify the Village Council of said violation and voiding of the Certificate of Occupancy.

SECTION 58.08-FEES, CHARGES, AND EXPENSES
The Village Council shall establish a schedule of fees, charges, and expenses, and a collection procedure, for building permits, certificates of occupancy, appeals, and other matters pertaining to the Ordinance. The schedule of fees shall be posted in the Office of the Zoning Inspector, and may be altered or amended only by the Village Council. No permit, certificate, conditional use on approval, or variance shall be issued unless or until such costs, charges, fees, or expenses listed in this Ordinance have been paid in full, nor shall any action be taken on proceedings before the Board of Appeals, unless or until preliminary charges and fees have been paid in full.

SECTION 58.09-VIOLATIONS AND PENALTIES: NUISANCE PER SE; ABATEMENT
Uses of land, and dwellings, buildings, or structures, including tents and mobile homes, erected, altered, razed, or converted in violation of any provision of this Ordinance are hereby declared to be a nuisance per se. The court shall order such nuisance abated and the owner and/or agent in charge of such dwelling, building, structure, tent, mobile home, or land shall be adjudged guilty of maintaining a nuisance per se. Anyone violating any of the provisions of this Ordinance shall upon conviction thereof be subject to a fine of not more than one hundred (\$100.00) dollars and the costs of prosecution thereof, by imprisonment in the County Jail for a period not to exceed thirty (30) days, or both. Each day that a violation is permitted to exist shall constitute a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Ordinance.

SECTION 58.10-COMPLIANCE WITH PERMITS AND CERTIFICATES
Building permits or Certificates of Zoning Compliance issued on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance, and punishable as provided by SECTION 58.09, herein.

ARTICLE 59.0
AMENDMENT PROCEDURE

SECTION 59.01-INITIATING AMENDMENTS AND FEES
The Village Council may from time to time, on recommendation from the Planning Commission, amend, modify, supplement, or revise the District Boundaries or the provisions and regulations herein established, whenever the public necessity and

convenience and the general welfare require such amendment. Said amendment may be initiated by resolution of the Village Council, the Planning Commission, or by petition of one or more owners of property to be affected by the proposed amendment. Except for the Village Council, or the Planning Commission, the petitioner or petitioners requesting an amendment shall at the time of application pay the fee established by the Village Council, no part of which shall be returnable to the petitioner. All proposed amendments shall be referred to the Village Planning Commission for review and recommendation.

SECTION 59.02-AMENDMENT PROCEDURE
The procedure for making amendments to this Ordinance shall be in accordance with the City and Village Zoning Act, Act 207 of the Public Acts of 1921, as amended.

SECTION 59.03-CONFORMANCE TO COURT DECREE
Any amendment for the purpose of conforming to a provision thereof to the decree of a court of competent jurisdiction shall be adopted by the Village Council and the amendments published without referring the same to any other board or agency.

SECTION 59.04-INFORMATION REQUIRED
The petitioner shall submit a detailed description of the petition to the Village Clerk. When the petition involves a change in the Zoning Map, the petitioner shall submit the following information:

- A. a legal description of the property;
B. a scaled map of the property, correlated with the legal description, and clearly showing the property's location;
C. the name and address of the petitioner;
D. the petitioner's interest in the property, and if the petitioner is not the owner, the name and address of the owner(s);
E. date of filing with the Village Clerk;
F. signature(s) of petitioner(s) and owner(s) certifying the accuracy of the required information.

SECTION 59.05-FINDINGS OF FACT REQUIRED
In reviewing any petition for a zoning amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition, and shall report its findings in full, along with its recommendations for disposition of the petition, to the Village Council.

The facts to be considered by the Planning Commission shall include, but not be limited to, the following:

- A. whether or not the requested zoning change is justified by a change in conditions since the original Ordinance was adopted or by an error in the original Ordinance;
B. the precedents, and the possible effects of such precedents, which might likely result from approval or denial of the petition;
C. the ability of the Village or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved;
D. effect of approval of the petition on the condition and/or value of property in the Village or in adjacent civil divisions;
E. effect of approval of the petition on adopted development policies of Manchester Village and other government units.

All findings of fact shall be made a part of the public records of the meetings of the Planning Commission and the Village Council. A petition shall not be approved unless these and other identified facts be affirmatively resolved in terms of the general health, safety, and welfare of the citizens of Manchester Village, or of other civil divisions where applicable.

ARTICLE 60.0
BOARD OF APPEALS

SECTION 60.01-BOARD OF APPEALS ESTABLISHED
There is hereby established a Board of Appeals, which shall perform its duties and exercise its powers as provided by Section 5 of the City and Village Zoning Act, exercise its powers as provided by Section 5 of the City and Village Zoning Act, exercise its powers as provided by Section 5 of the City and Village Zoning Act...

SECTION 60.02-MEETINGS OF BOARD OF APPEALS
Meetings of the Village Board of Appeals shall be held at the call of the President and such other times as the Board in its rules of procedure may specify. The President, or in his absence, the Acting President, may administer oaths and compel the attendance of witnesses. All meetings of the Board of Appeals shall be open to the public. The Board shall maintain a record of its proceedings which shall be filed in the Office of the Village Clerk and shall be a public record.

SECTION 60.03-POWERS AND DUTIES
The Village Board of Appeals shall act upon all questions as they may arise in the administration of the Zoning Ordinance, including the interpretation of the Official Zoning Map and Ordinance provisions, and may fix rules and regulations to govern its procedures sitting as such a Board of Appeals. It shall hear and decide appeals from and review any order, requirement, decision, or determination made by the Zoning Inspector, or Planning Commission, or other officials charged with the enforcement of this Ordinance. The concurring vote of two-thirds (2/3) of the members of the Board of Appeals shall be necessary to reverse any order, requirement, decision or to decide in favor of the applicant any matter upon which they are required to pass under this Ordinance or to effect any variation in this Ordinance. The Board of Appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as in its opinion ought to be made in the premises, and to that end may issue or direct the issuance of a permit.

A. Interpretation:
The Board of Appeals shall decide any question involving the interpretation of any provision of this Ordinance including determination of the exact location of any district boundary if there is uncertainty with respect thereto.

B. Uses on Approval: Conditions Governing Application Procedures.
The Board of Appeals shall hear and decide only such uses on approval as the Board of Appeals is specifically authorized to pass on by the terms of this Ordinance; to decide such questions as are involved in determining whether uses on approval should be granted; and to grant uses on approval with such conditions and safe-guards as are appropriate under this Ordinance, or to deny uses on approval when not in harmony with the purpose and intent of this Ordinance. A use on approval shall not be granted by the Board of Appeals unless and until:

- 1. a written application for the use on approval is submitted indicating the section of this Ordinance under which the use on approval is sought and stating the grounds on which it is requested;
2. the Board of Appeals shall make a finding that it is empowered under the section of this Ordinance described in the application to grant the use on approval, and that the granting of the use on approval will not adversely affect the public interest. In granting any use on approval, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the use on approval is granted, shall be deemed a violation of this Ordinance and punishable under SECTION 58.09 of this Ordinance.

C. Temporary Structures: Conditions Governing Application Procedures.
The Board of Appeals shall have the power to authorize the erection or movement of a temporary structure for dwelling purposes. The application shall be

made to the Board of Appeals on a special form used exclusively for that purpose. The Board of Appeals shall give due notice of a hearing on such application. No permit shall be granted by the Board of Appeals unless it finds adequate evidence showing:

- 1. that the proposed location will not be detrimental to property in the immediate vicinity;
2. that the proposed water supply and sanitary facilities have been approved by the County Health Officer or that the occupants of the proposed structure will have right to unlimited use of the water supply and sanitary facilities of a dwelling existing upon the same lot or parcel. In the granting of such a permit the Board of Appeals may impose any reasonable conditions deemed necessary to protect the public welfare and the breach of any such condition shall automatically invalidate the permit. Said permit shall clearly set forth that the structure proposed is intended for temporary dwelling purposes and that said structure is to be determined by the Board of Appeals. On delivery of the permit, the owner and occupant shall certify in a space allotted for the purpose that he or she has full knowledge of the terms of the permit and penalty pertaining thereto. No permit shall be transferable to any other owner or occupant.

D. Variances: Conditions Governing Applications; Procedures.
The Board of Appeals has the power to authorize upon appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. A variance from the terms of this Ordinance shall not be granted by the Board of Appeals unless and until:

- 1. A written application for a variance is submitted demonstrating:
(a) that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same District;
(b) that literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same District under the terms of this Ordinance;
(c) that the special conditions and circumstances do not result from the actions of the applicant;
(d) that granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same District;
(e) that no non-conforming use of neighboring lands, structures, or buildings in the same District, and no permitted use of lands, structures or buildings in other Districts shall be considered grounds for the issuance of a variance.
2. The Board of Appeals shall make findings that the requirements of this Ordinance have been met by the applicant for a variance.
3. The Board of Appeals shall further make a finding that the reasons set forth in the application justify the granting of the variance, and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
4. The Board of Appeals shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
5. In granting any variance, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and punishable under SECTION 58.09 of this Ordinance.

6. Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the District involved or any use expressly or by implication prohibited by the terms of this Ordinance in said District.

SECTION 60.04-VOIDING OF AND REAPPLICATION FOR VARIANCES
The following provisions shall apply:

- A. Each variance granted under the provisions of this Ordinance shall become null and void unless:

- 1. the construction authorized by such variance or permit has been commenced within three hundred and sixty-five (365) days after the granting of such variance and pursued diligently to completion, or
2. the occupancy of land or buildings authorized by such variance has taken place within three hundred and sixty-five (365) days after the granting of such variance.

B. No application for a variance which has been denied wholly or in part by the Board of Appeals shall be resubmitted for a period of three hundred and sixty-five (365) days from such denial, except on grounds of new evidence or proof of changed conditions found by the Board of Appeals to be valid.

SECTION 60.05-APPEALS TO THE BOARD OF APPEALS
The following provision shall apply:

A. APPEALS, HOW TAKEN:
Appeal from the ruling of the Zoning Inspector concerning the enforcement of the provisions of this Ordinance may be made to the Board of Appeals within such time as shall be prescribed by the Board of Appeals by general rule, by the filing with the officer from whom the appeal is taken and with the Board of Appeals of a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board of Appeals all the papers constituting the record upon which the action appealed from was taken.

B. WHY MAY APPEAL:
Appeals to the Board of Appeals may be taken by any person aggrieved or by any officer, department, board, agency, or bureau of the Village, County or State.

C. FEES FOR APPEAL:
A fee prescribed by the Village Council shall be paid to the Board of Appeals at the time of filing the notice of appeal which the Board of Appeals shall pay over within thirty (30) days after deciding any appeal, to the General Fund of the Village of Manchester.

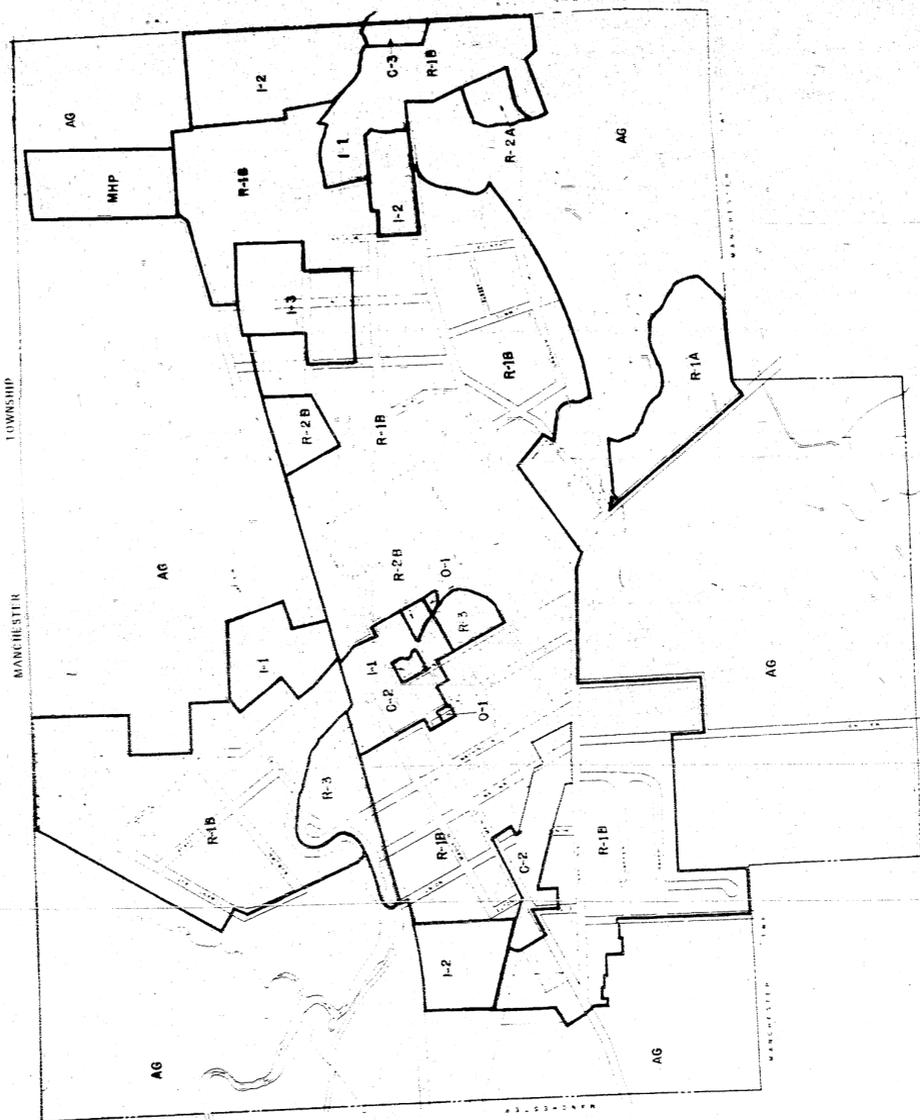
D. EFFECT OF APPEAL, RESTRAINING ORDER:
An appeal stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken, certifies to the Village Board of Appeals, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would in his opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Appeals or by the Circuit Court; on application, on notice to the officer from whom the appeal is taken and on the cause shown.

E. HEARING BY BOARD OF APPEALS; REQUESTS; NOTICE; HEARING.
All appeals shall be filed in proper form with the Board of Appeals, the Secretary of the Board of Appeals or Village Clerk not more than fifteen (15) days after the date on which the order, requirement, decision, or determination appealed from was made. The Board of Appeals shall fix a reasonable time for the hearing of the appeal and shall give due notice thereof to all persons to whom any real property within three hundred (300) feet of the premises in question shall be assessed, such notice to be delivered personally or by mail addressed to the respective owners at the address given in the most recent assessment roll. The Board of Appeals shall decide the appeal within a reasonable time.

F. REPRESENTATION AT HEARING:
Upon the hearing, any party or parties may appear in person or by agent or by attorney.

G. DECISIONS OF BOARD OF APPEALS AND APPEAL TO CIRCUIT COURT:
The Board of Appeals shall decide upon all matters appealed from within a reasonable time and may reverse or affirm wholly or partly or may modify the order, requirement, decision or determination appealed from and shall make such order, requirement, decision, or determination as in its opinion ought to be made in the premises and to that end shall have all the powers of the Zoning Inspector from whom the appeal is taken. The Board of Appeals' decision on such appeals shall be in the form of a resolution containing a full record of the findings and determination of the Board of Appeals in each particular case. Any person having an interest affected by such ordinance shall have the right to appeal to the Circuit Court on questions of law and fact.

- AG- AGRICULTURAL DISTRICT
- R-1A- SINGLE FAMILY SEMI-URBAN RESIDENTIAL DISTRICT
- R-1B- SINGLE FAMILY URBAN RESIDENTIAL DISTRICT
- R-2A- TWO-FAMILY RESIDENTIAL DISTRICT
- R-2B- LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- R-3- MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- MHP- MOBILE HOME PARK RESIDENTIAL DISTRICT
- C-1- LOCAL COMMERCIAL DISTRICT
- C-2- GENERAL COMMERCIAL DISTRICT
- C-3- HIGHWAY COMMERCIAL DISTRICT
- O-1- OFFICE DISTRICT
- I-1- LIMITED INDUSTRIAL DISTRICT
- I-2- GENERAL INDUSTRIAL DISTRICT
- I-3- URBAN INDUSTRIAL DISTRICT



CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN SECTION 811 OF THE ZONING ORDINANCE OF THE VILLAGE OF MANCHESTER, WASHTENAW COUNTY STATE OF MICHIGAN

MADE, PASSED AND ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF MANCHESTER THIS THE 3rd DAY OF NOVEMBER 1975

OFFICIAL ZONING MAP OF MANCHESTER VILLAGE

THE MANCHESTER ENTERPRISE

MANCHESTER TOWNSHIP LIBRARY
P. O.

109TH YEAR VOLUME NO. 2

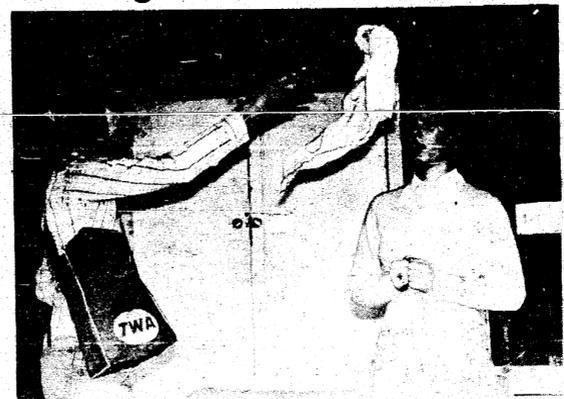
15 CENTS PER COPY

THURSDAY, NOVEMBER 13, 1975

Middle School Label Thermometer Coming "Wait Until Dark"



Pictured above are Dana Clark, Mike Kouba, and Melvin Sroufe posting the latest results on the "Campbell soup label thermometer" at the Middle School. These boys count and bundle all the labels that are turned in during the Middle School's soup and bean label drive. The total now exceeds 11,000 which is ahead of last year's drive. The labels from this year's drive which ends on December 31, 1975, will be redeemed for physical education equipment and American History materials.



The Manchester High School students will be presenting "Wait Until Dark" November 20, 21 and 22.

Dutch Missiles Down Irish 17-6



By Jon Hardenbergh

Again it was the passing of Jeff Clark spelling doom for St. Thomas. His airties to Curt Fielder and Pete Tassie put 12 points on the board and the toe of Dag Omre added the other 5.

The Irish received the opening kick only to go nowhere in 5 plays so they punted. A mere 2 plays later Tim Koceski broke thru the left side of the line and rambled 47 yards before being caught. This gave Manchester first and ten at the 11 yard line. Two passes later the Dutchmen had scored as Jeff hit Curt on a 4 yard down and out pattern. Dag booted the point after touchdown so Manchester assumed a quick 7-0 lead. I should point out that this was the first time anyone had scored on the Irish defense in 28 quarters. In the remaining 8 minutes of the first quarter St. Thomas' offense was stilled by the Dutch defense so the Irish punted twice more.

Chairmen Needed For Bicentennial

The Manchester Bicentennial Committee, with the assistance of the Rodgers Company, of Fostoria, Ohio, has been working to make the Summer of 1976, a memorable one.

To help America celebrate her 200th birthday, Manchester residents will be taking part in caravans, square dances, street dances, fashion shows and a multitude of other activities.

Manchester, in accordance with the other towns that make up the Western Washtenaw County Bicentennial Commission, will have a Week of Festivities. Among the activities scheduled are, a comparison of fashions from 1776-1976 titled 'Hemline's in History,' a Time Capsule Burial and a Rocking Chair Marathon.

To make these, and all our events, a success we need people to chair committees and to work. We have some good workers on the board, but we need more. If you're interested in helping, or have an idea for an activity, let us know. Give me a call at 428-2951. Remember, the more people that are involved, the less each must do!

Pleasant Lake School To Have Book Fair

It's Book Fair Time at Pleasant Lake School! Puzzles, murals, calendars and books will be available for purchase at Pleasant Lake School November 18, 19, and 20. The Fair's evening hours on Thursday, November 20, will be from 7 to 9 p.m.

There will be a wide selection of children's classic authors and illustrations, fascinating natural science, nonfiction and bicentennial core. There will also be both paperback and hard cover selections for adults. Through the courtesy of the Calico Cat Book and Gift Shoppe, this year's selections may be purchased at the Fair instead of ordered as in years past.

This is an excellent opportunity to do Christmas shopping while supporting the Pleasant Lake School library and encouraging your own children's reading development.

Proud Chick 100%

Although at this time a complete tally has not been finalized Campaign Chairman Bob Lawson has announced that the goal of \$18,413 has been reached for the Community Chest Drive. A final figure will be published at a later date.

Community Chest

The Manchester Community Chest Board will meet Wednesday, November 19, at 7:30 p.m. at the high school library. All division chairmen should be in attendance to report on the campaign drive.

SENIOR CITIZENS

The Senior Citizens will meet at Emanuel Church Hall on Wednesday, November 19, at 12:30 p.m. for a pot luck dinner. Bring a dish to pass and your own table service.

DOLL AND TOY DRAWING FOR HOME ECONOMICS EQUIPMENT

The Manchester Jaycee Auxiliary will be running a Doll and Toy Drawing. Monies from the project will help to buy equipment for the Home Economics Department at the high school. Tickets can be purchased from any Jaycee Auxiliary member or call Cheryl Bunn 428-7473 and she will get the tickets to you. Donations for the tickets are 50¢ each or 3 for \$1.00. The drawing will be December 6, 1975. The drawing will be December 6, 1975. You need not be present to win. Remember when you support this project you are helping to buy equipment for the Home Economics Room.