

Figure 7-2

Industrial Park: Building and Use Restrictions

1. District Health Department No. 4 must approve the proposed use and/or any changes of use prior to development on each site.
2. Disposal of industrial waste is prohibited.
3. A minimum isolation distance of 75 feet must be maintained between all septic tanks, dosing tanks, discharge lines and drainfields to all wells.
4. Adequate site drainage must be provided on each site.
5. Proper barricades must be provided to protect the septic tank and drainfield from damage from traffic, parking, snow removal, etc.
6. Snow removal must be accompanied in a manner to prevent damage to the sewage disposal system. Plowing in the drainfield area or plowing snow onto the drainfield is prohibited.
7. 50 feet submergence of the well screen will be required to provide additional protection to the aquifer.
8. On-site sewage disposal systems must be located in the areas designated on the site plan.
9. Water wells must be located in the areas as designated on the site plan.
10. Permits for the construction of on-site sewage disposal and water systems are required, and are the responsibility of each individual owner.
11. Site plans shall first be reviewed by the Tuscarora Township Commercial Development Committee for compliance with deed restrictions prior to submittal to the Cheboygan County Zoning Department.
12. Tuscarora Township Commerce Park shall consist of 18 individual development lots or parcels. No platted lot may be further divided, with the following exception: A lot may be divided if the property taken from 1 lot is added to an adjacent lot. Parcel means a contiguous area of land under the same ownership. Lot means a measured portion of land described and fixed in the recorded Plat of Tuscarora Township Commerce Park. All resulting parcels shall conform to applicable Zoning Ordinance. In the event a lot is expanded by adding a portion of an adjacent lot or if any adjacent lots are under the same ownership, then all setback requirements shall apply to the exterior lot lines of the combined lots.
13. Minimum Yard Setbacks: Front 50 feet Side 20 feet Rear 20 feet
14. The side and rear setbacks shall be maintained as greenbelt. The greenbelt may consist of lawn, septic system, storm water management facilities, landscaped or remain in a natural condition.
15. Drives shall not be located closer than 25 feet to adjoining parcels, unless the drive is common access shared by the adjoining parcels or lots.
16. All drainage originating on the site as a result of development shall be retained on the site. The 20 foot side and rear setbacks may be utilized for management of storm water runoff.
17. Upon approval of the site plan and zoning department approval, improvements to the site shall be completed within 12 months for structures and 18 months for landscaping after commencing structure construction.
18. Patron parking shall be located in the front or side yards.
19. All drives shall be hard surfaced from the edge of existing bituminous road to the property line or right of way. Drives shall be constructed in accordance with the standard detail for the commercial park.
20. Onsite lighting is permitted provided the lighting consist of wall packs, low intensity landscape lighting or pole mounted lights with fixtures providing 100% horizontal cutoff.
21. Overhead garage type doors will not be permitted on the roadside elevation of any structure.
22. Signs: All signs shall meet the standards and requirements of the DDA (Tuscarora Township Downtown Development Authority).
23. A 10-foot wide landscape buffer is required in the front yard. The 10-foot landscape buffer will begin at the property line (road right of way) and extend 10 feet onto the property. The minimum requirements for the front yard landscape buffer are contained in Article 17.18.4 and Article 17.18.5 of the Cheboygan County Zoning Ordinance. Additional minimum landscaping requirements for the front yard are as follows:
  - A. One deciduous tree and two evergreen trees, plus one additional deciduous and evergreen tree for each 100 feet of road frontage or fraction thereof.
  - B. Shrubs at a rate of one per each tree required.
  - C. Plantings shall be located so as not to obstruct the vision of drivers entering or leaving the site.
  - D. Landscaped areas shall be provided with sufficient water to maintain plants in a healthy condition.
  - E. All planting beds shall be mulched with mulch cover at least 3 inches deep to retain moisture around roots.
24. Unsightly areas as determined by the Cheboygan County Zoning Ordinance or the Tuscarora Township Commercial Development Committee shall be screened with fencing or landscaping.