so appointed shall serve in such capacity for a term of one year and shall, at the same time, retain and exercise all his privileges, prerogatives, powers, duties and responsibilities as a member of the Board of Appeals.

SECTION 65. The Board of Appeals shall have a Secretary and shall appoint some person to that position who may also be a member of the Board of Appeals; or, the Board of Appeals may recommend to the Township Board that the Township Clerk be designated to act in such capacity. The Secretary of the Board of Appeals may receive such compensation as may be fixed by the Township Board.

SECTION 66. The Secretary of the Board of Appeals shall keep a record of all proceedings of that body and the disposition of all matters requiring the decision of, or will the vote of each member upon each matter considered. Such record shall be filed in the office of the Township Clerk and shall be a public record.

SECTION 67. ALL MEETINGS of the BOARD OF APPEALS shall be open to the public and shall be held at the place where the Township Board regularly meets.

SECTION 68. The Board of Appeals shall determine, at its first meeting, the time of all regular meetings; and, it may meet at any other time upon the call of its chairman with due and reasonable notice of such special meeting to all parties concerned.

SECTION 69. THE CHAIRMAN, or in his absence the acting chairman, shall preside at all meetings of the Board of Appeals and all hearings conducted by it.

SECTION 70. THE CHAIRMAN, or in his absence the acting chairman, shall have the power to administer oaths and compel the attendance of witnesses.

SECTION 71. At any meeting of the Board of Appeals the presence of two (2) members thereof shall be necessary to constitute a QUORUM.

PART B — Appeals to the Board of Appeals

SECTION 72. The Board of Appeals shall hear and decide appeals where it is alleged that there is an error in any order, requirement, decision or determination made by the Zoning Inspector, or any deputy delegated by him in the administration and enforcement of this ordinance.

SECTION 73. The Board of Appeals shall hear and decide appeals from the action of the Zoning Inspector when a Certificate of Compliance or Occupancy Permit has been issued or the construction or use of a building or premises stopped because of failure of such building or use to comply with the provisions of this ordinance, or such action is based on unusual conditions, which it is alleged, cause practical difficulties or unnecessary or unintended hardship in the application of the strict letter of the ordinance to the case under appeal.

SECTION 74. APPEALS, HOW TAKEN. All appeals from the acts of the Zoning Inspector shall be taken within such time as shall be prescribed by the Board of Appeals by general rule, by filing with the Zoning Inspector and with the Board a Notice of Appeal specifying the grounds thereof. The Zoning Inspector shall forthwith transmit to the Board of Appeals all papers constituting the record upon which the action appealed from was taken.

SECTION 75. STAY. An appeal stays all proceedings in furtherance of action appealed from unless the Zoning Inspector certifies to the Board of Appeals after the notice of appeal shall have been filed with him that by reason of the 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 proper judicial authority, on application, on notice to the Zoning Inspector and on due cause shown.

SECTION 76. Any matter which may be appealed to the Board of Appeals may be taken by any person aggrieved, or by any officer, department, board or bureau of the Township of Farmington, County of Oakland, State of Michigan, or the United States of America; and, the grounds of every such appeal shall be clearly stated.

SECTION 77. The Board of Appeals shall make reasonable rules for the filing of appeals and the presentation of all matters requiring its attention, and, when required, shall hold hearings upon such appeals on other matters within a reasonable time. It shall give, or cause to be given, to all interested parties, adequate notice of such hearing and shall render its decision within a reasonable time thereafter.

PART C — Powers of the Board of Appeals - General

SECTION 78. The Board of Appeals may order the Zoning Inspector to submit to it for review, and any action which it deems proper to take within the scope of its powers, any application or other matter filed with him or any permit granted by him which comes under the terms of this ordinance, if in its judgment such a review and any consequent action by the Board of Appeals is necessary to maintain the spirit of this ordinance.

SECTION 79. The Board of Appeals shall hear and decide upon the authorization of special exceptions to the terms of this ordinance or to affect any variation in this ordinance, upon which the Board of Appeals is required to pass under the provisions of this ordinance.

SECTION 80. The Board of Appeals may render an advisory decision, or opinion, on any matter referred to it by the Zoning Inspector whether or not such matter is expressly or clearly implied by the terms of this ordinance as being within the scope of his power and authority to dispose of, when, in his judgment, such action would be necessary or helpful in maintaining the spirit and intent of this ordinance.

SECTION 81. When and if any part of an application is appealed or requires the approval of the Board of Appeals, the whole application and/or any part thereof is considered subject to review by the Board of Appeals and upon to any action within the scope of the Powers granted the said Board by the laws of the State of Michigan and by the terms of this ordinance.

SECTION 82. The concurring vote of a majority of the members of the Board of Appeals shall be necessary to reverse any order, requirement, decision or determination of the Zoning Inspector, or to decide in favor of the applicant any matter upon which the said Board is required to pass under the terms of this ordinance or to effect any variation in this ordinance.

SECTION 83. Other Specified Powers of the Board of Appeals. In addition to the powers and duties enumerated herein, the Board of Appeals shall pass upon applications for those activities which are listed in appropriate provisions of this ordinance as requiring the Board's approval, and shall determine whether in the particular case before it, the activity proposed for will be so located, operated and conducted that it will not tend to depreciate the character of the District in which situated. If the Board of Appeals so finds it shall have to issue the necessary Certificates, with such conditions attached and made a part thereof as the Board may consider necessary to insure the protection of surrounding property and the observance of the spirit and intent of the ordinance.

SECTION 84. Power of the Board to Permit Uses in Additional Districts Specified. The Board may authorize in any District a use in addition to those specifically enumerated in the list of uses permitted in that District, provided such use is comparable in character to one of the specified uses and is equally in harmony with the character of the District; But, this shall not be construed to permit the extension of the uses impliedly excluded therefrom by mention among those permitted in a less restricted District or by mention among those uses mentioned in Sections 217, 218, 219 which are prohibited in any District except under the conditions specified therein.

SECTION 85. Decisions of the Board of Appeals. After the Board of Appeals hears any matter upon which it is required to pass or may pass, it shall find that in its opinion an error has been made or that unusual circumstances warrant a variance in the application of any of the provisions of this ordinance, or that a special permit should be authorized as specified in the provisions hereof, the said Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from or may vary or modify any of the provisions of this ordinance in a manner not contrary to the public interest; and insofar as they apply to local conditions and are based upon up-to-date results of scientific research in zoning and planning and the recommendations of a competent zoning and planning authority widely recognized as such, shall guide and direct the Board in rendering its decisions, particularly where the literal application of the provisions of this ordinance would cause undue hardships, and in making any variances or modifications in the terms of this ordinance, to the end that substantial justice will be done and the spirit and intent of the ordinance preserved; and, the said Board shall make such order, requirement, decision or determination as in its opinion ought to be made in and to the premises, and to that end have all the powers of the Zoning Inspector relative to the administration and enforcement of this ordinance, the said Board shall notify the Zoning Inspector in writing of any such action taken, and such action shall not be valid until such notice shall have been delivered to the office of the Zoning Inspector. The decision of the Board of Appeals shall be final so far as it involves discretion and shall be mandatory on the Zoning Inspector; However, the decisions of the Board of Appeals shall not be final on questions of law and fact and any person having an interest affected by this ordinance shall have the right to appeal the Circuit Court on such questions.

PART D — Powers of the Board of Appeals — Public Hearings

SECTION 86. Whenever the provisions of this ordinance state that certain uses and activities are permitted only upon authorization by the Board of Appeals after a public notice and hearing, or whenever the Board feels that the spirit and intent of this ordinance would be enhanced by a public hearing; or that public interest requires it, the procedure shall be as follows:

Upon receipt of an application or a request or upon the occasion of an appeal to the said Board which requires a public hearing, or at any other time on any other matter within this ordinance the said Board, the Board of Appeals shall set a time for a public hearing on any such matters, and shall cause notice of the time and place and nature of the matter to be heard to be posted in a conspicuous manner upon the property covered by such application for a period of fifteen (15) days prior to the hearing. Similar notice shall be printed in all editions of a newspaper of general circulation in the Township of Farmington on at least one (1) day and not less fifteen (15) days prior to such hearing, and on, or a reasonable time before, such day shall also be be mailed to the owners of record of all lots or parts of lots within three-hundred (300) feet of any point on any lot intended to be occupied by the proposed activity; Provided HOWEVER, that, when the Board of Appeals feels that the hearing has been properly and adequately advertised in a newspaper as specified herein and all parties concerned have been duly notified by mail or other reasonable and sufficient methods they have been reported to in an effort to advise the parties concerned and the citizens of the Township of Farmington when and where such hearing is to take place, Provided further, that when the matter under consideration at such hearing is of a general public interest and concern and does not affect any particular district or zone, then the published notice of such hearing in all editions of a newspaper of general circulation in the Township of Farmington on at least one (1) day and not fifteen (15) days prior to the date of such hearing shall be deemed proper, adequate, and sufficient notice to all concerned.

SECTION 87. At the time and place specified, an opportunity to be heard shall be given the applicant and any interested citizen or property holder of the Township of Farmington, or his authorized agent, and there shall also be placed on file with the Board of Appeals any written protests against the granting of a Certificate that may have been received from the owner of property lying within the area of influence in the last paragraph above.

PART E — Powers of the Board of Appeals — Non-Conforming Uses

SECTION 88. Reconstruction, Alterations, and Extensions. The Board of Appeals may authorize the issuance of a Certificate of Compliance and/or Occupancy covering the reconstruction and re-occupancy of a building or structure which is occupied by, a non-conforming use, where such building or structure has been destroyed to an extent greater than sixty (60) percent of its assessed valuation as specified in Section 43, or may authorize the necessary Certificates for minor changes in a non-conforming building or use, or for the extension thereof upon the lot occupied thereby, or upon an adjoining or neighboring lot where such lot was in the same single ownership at the time of the adoption of this ordinance.

SECTION 89. Building Vacated. The Board of Appeals may authorize a temporary re-occupancy by a non-conforming use of a building vacated but not condemned, a non-conforming use at the time this ordinance becomes effective, in which such use has been discontinued, provided that the construction of the building or structure is such that it cannot be easily or economically converted or used for a conforming activity, but such authorization shall be for a period not to exceed one (1) year, and shall be renewable annually thereafter. However, the Board of Appeals shall not authorize or issue a Certificate for the use of a building or structure where the non-conforming activity permitted thereby will tend to alter the character of the neighborhood or increase the detriment caused thereby by an such existing non-conforming building or use.

SECTION 90. Revocation of Certificates issued to Non-Conforming uses. The Board of Appeals, at any time more than ten (10) years after this ordinance becomes effective, may order the revocation of a Certificate issued to a non-conforming use, when the continuance of such use, by the development of neighboring property, other conditions or municipal growth, such as changing economic and social uses of land, and the development and character of population shifts, arising since the issuance of such Certificate, has become a hinderance to the normal development or surroundings property in the manner contemplated by this ordinance. Written notice of intent to order such revocation shall be given by registered mail to the owner of the property involved, and to the occupant of the land and/or structure occupied by such non-conforming use, at least six (6) months prior to the issuance of such order; a public hearing shall be held at which said owner, agent or occupant shall be granted opportunity to show cause why such order should not be issued. The owners and occupants of any property within the vicinity of such non-conforming use and effected thereby shall also be notified of such hearing and given an opportunity to be heard. If, after such hearing, the Board of Appeals finds that the public interest demands the issuance of such revocation order, the Board shall proceed to issue the order, but shall also take effect six (6) months from the date of issuance thereof.

SECTION 91. Temporary Certificates. The Board of Appeals may order the issuance of necessary Certificates for temporary buildings, forming buildings or uses incidental to the development of any section of the Township; for temporary non-conforming buildings and/or uses in any such sections under such conditions that they will not impair the orderly development of those sections; and on any lot adjoining one occupied as a residence, this ordinance becomes effective by a non-conforming use impairing the value of such lot for the uses normally permitted upon it, authorize such temporary buildings, with the yard, area, height, or use requirements applying to such lot as the Board may deem necessary to secure its equitable and appropriate development with regard to other neighboring properties or create an undue traffic hazard; Provided, that the Certificate for any such temporary non-conforming use shall be issued for an initial period not to exceed one (1) year, renewable annually at the discretion of the Board; And-Provided further, that such Certificate, in the case of a non-conforming building or structure or part thereof, shall be issued only upon application accompanied by a bond forfeitable to the Township of Farmington and of sufficient amount to cover either the cost of removal of such building or structure or part thereof by the township, or the cost of injunctive proceedings to compel the removal of such building or structure or part thereof by the owner, his agent, or occupant, in case such building or structure or part thereof is not removed or made to conform with the requirements of the District in which located within thirty (30) days from the date of the expiration of the Certificate therefor.

SECTION 92. Automatic Renewal of Temporary Certificates. Any temporary Certificate authorized by the Board of Appeals may, at the discretion of the Board, be made automatically renewable upon written notice of the final expiration thereof is given before eighty-three per centum (83%) of the time for which such Certificate is granted has passed.

SECTION 93. Permitted Non-Conforming use on lots Adjoining a District Boundary Line. Where a lot abuts upon a District Boundary line or is directly across a street or alley therefrom and is adversely affected by the activities conducted or permitted in such adjoining District, the Board of Appeals may authorize, on the portion of such lot in such adjoining such line (and not farther than one-hundred (100) feet from it in any case), the establishment or conduct of a use not conforming with the regulations for the District in which located. However, such modification of the requirements shall be only to the extent that the Board of Appeals considers necessary for the same, equitable use of such lot, and shall not be such as to depreciate the value or usefulness of other lots in that District.

PART F — Powers of the Board of Appeals - The Zoning Map.

SECTION 94. Interpretation of Zoning Map. Where the actual lines of streets, alleys, or property boundaries vary from the conditions indicated on the Zoning Map, the Board may apply the District designations on such Map to the actual conditions in such manner as will carry out the spirit and intent and purpose of this ordinance for the particular area in question.

SECTION 95. Lots Divided by a District Boundary. Where a District boundary line divides a lot which is a lot of record at the time this ordinance goes into effect, the Board may permit the extension of a use permitted on the less restricted portion of such lot to the portion lying in the more restricted District, but not for a distance of more than fifty (50) feet beyond the District boundary line in any case.

ARTICLE V — PETITIONS

SECTION 96. Forms. Whenever any petitions are presented to any public authority having jurisdiction, the substantiation, enforcement, amendment, variance, or interpretation of this ordinance such petitions must be signed in ink or indelible pencil. The forms for such petitions may be provided by the Zoning Inspector or the Township Clerk. Each signer must state his post office mailing address, street number, approximate area or location of property affected by the matter prayed for or objected to in the petition, together with its description or location and the type of direct or indirect interest in the property, whether it be that of owner, renter tenant, lessee, assignee or administrator.

SECTION 97. Filing and Acknowledging. All Petitions provided for herein must be filed with the Zoning Inspector. The signatures to any petition need not all be appended to one paper, but to each paper there shall be attached an affidavit by the circulator thereof, stating the number of signers to such part of the petition and that each signature appended to the paper is the genuine signature of the person whose name it purports to be, and was made by his or her own hand in the presence of the affiant. Original petitions presenting any matter to the Zoning Inspector be presented at any time in accordance with the Constitution and statutes of the State of Michigan or in accordance with any ordinance of the Township of Farmington.

SECTION 98. Petitions on Matters Proposed Previously and/or Already Under Consideration. Petitions respecting any matter under the provisions of this section of this ordinance, which has previously been presented or proposed and adequately advertised or publicized; and, which is in respect to the administration, enforcement, amendment, supplement, change or repeal of any of the terms or provisions of this ordinance or the Zoning Map; and, which is announced within the Public Hearing notice, if not and adequate notice as subject to final disposition on a given date by any official or body having proper authority and jurisdiction to act upon the matter, filed with the Zoning Inspector not later than the day prior to the date set for such final disposition.

SECTION 99. Petitions Requiring Public Hearings. Whenever the Board of Appeals feels that a public hearing is necessary and/or desirable concerning any matter contained in a petition which may pertain to this ordinance or the Zoning Map such hearing shall be held.

SECTION 100. Petitions on Advertised Public Hearings. Petitions concerning any matter for which a public hearing has been advertised, or publicized, or the parties concerned, have been served by personal or postal notice, but which has not yet been heard, may be filed any day previous to the date such hearing is scheduled to be held.

ARTICLE VI — DEFINITIONS

SECTION 101. For the purpose of this ordinance certain terms, phrases and words shall, whenever used in this ordinance, have the meanings as defined in this Article. Terms not so defined shall, if not defined elsewhere in this ordinance, have the meanings established by customary usage. Words used in the present tense include the future; words used in the singular include the plural number, and words used in the plural number include the singular number; words used in the masculine gender include the feminine and the feminine the masculine; the word "building" includes the word "structure", the word "shall" is mandatory and not directory; the word "may" is discretionary and not mandatory; the words USED and OCCUPIED include the meaning and intent, design, or arrangement for use or occupancy; whenever the term "this ordinance" is used herein it shall be deemed to include, where the context permits, any and all amendments thereto as the same may be hereafter from time to time adopted.

SECTION 102. An ALTERATION is any change in the members of a building or the physical characteristics of a building such as walls or partitions, columns, beams or girders, inside or outside including the facade. Also, as used in this ordinance, the term "alteration" shall mean the moving of a building, any distance from one location on a lot to another location on the same lot.

SECTION 103. AN APARTMENT DWELLING is a dwelling (or a part of a building used as such) for two (2) or more families on the same floor, or three (3) or more families either on the same floor and/or above one another, and living independently of each other and doing their cooking on the premises. For purposes of this ordinance any multiple dwelling (except a Two-Family Detached Dwelling) is an Apartment Dwelling.

SECTION 104. An AIRPORT is a lot or an area of land used for the ascent, descent, storage, servicing or repair (but not manufacturing) of any craft capable of carrying one or more persons travelling about and navigating through the atmosphere at any height above the ground.

SECTION 105. An ALLEY is a narrow passage or way open to public travel either designated upon a recorded plat or accepted as such by the Township of Farmington, and, affording generally a secondary means of vehicular access to particular premises not intended as a thoroughfare for general traffic circulation.

SECTION 106. A PRIVATE ALLEY is any alley other than a public Alley.

SECTION 107. BOARD, TOWNSHIP. The term Township Board shall mean the municipal governing body of the Township of Farmington which is established as such by the constitution and statutes of the State of Michigan.

SECTION 108. BOARD, TOWNSHIP ZONING. The term Zoning Board shall mean the permanent Township Zoning Board as established by the Township Board under authority of Act 184 of the Public Acts of Michigan for 1943, Section 4 thereof, and as such Act and/or Section may be amended.

SECTION 109. A BASEMENT is that portion of a building wholly or partly below the reference level of the building when the reference level to the first tier of floor beams or joists is less than the height from the reference level to the floor. A basement shall not be counted as a story in measuring the height of a building in stories; Provided, that if the height from the reference level to the first tier of floor beams or joists is five (5) feet or more, such basement shall be counted as a story.

SECTION 110. A BAY WINDOW is a window structure projecting from the outside wall of a building, either curved or angular, and either reaching to the ground or supported on a series of brackets.

SECTION 111. THE BUILDABLE AREA of a lot is the space remaining after the minimum open space requirements and permitted percentage of lot occupancy of this ordinance have been met or complied with.

SECTION 112. BUILDING AREA is the aggregate of the maximum horizontal cross section area of the main building on a lot, excluding porches, verandas, eaves, gutters, or chimneys projecting not more than thirty (30) inches, and steps, if not permanently covered and if not extending more than six (6) feet beyond the building line.

SECTION 113. THE BUILDABLE WIDTH of a lot is the width of the buildable area, generally the distance between the side boundaries of two required side yards.

SECTION 114. THE BUILDING LINE is any geometrical limit (usually a vertical plane) of the buildable area, as herein defined, of any building, including all projections declared in this ordinance to be "a part of the building" but excluding any projections which may be permitted in open spaces which are permitted by this ordinance.

SECTION 115. A BILLBOARD is a structure in the nature of a sign having a broad and largest side, or surface area, on which may be inscribed permanent or semi-permanent wording or pictorial matter generally commercial advertising; intended to be seen and noticed by the passing public.

SECTION 116. The HEIGHT of a building is the vertical distance from the reference level to the highest point of the roof surface if a flat roof, to the deck line for mansard roofs, and to the mean height level between eaves and ridge for gable, hip and gambrel roofs. Measurement of the height of a building is the vertical distance from the reference level to the mean level of the slope of the main roof.

SECTION 117. The HEIGHT OF A WALL is the vertical distance from the reference level to the mean level of the top of the wall, including any dormers or gables on the roof.

SECTION 118. A BASEMENT is a story partly underground, but having more than seventy-five per centum (75%) of its vertical height below the reference level.

SECTION 119. A BALCONY, when on the outside of a building, is a covered but unenclosed porch, the floor of which is not less than ten (10) feet above the floor of the ground story and/or has direct access, without more than one (1) step up or down to any floor above the floor of the ground story.

SECTION 120. A PRINCIPLE STRUCTURE is the building on any lot in any District devoted to, and intended to be used, for any principal use, or uses, allowed, provided for and specified by the terms and provisions of this ordinance.

SECTION 121. An ACCESSORY BUILDING is a building subordinate to the principal structure on a lot and used for purposes customarily incidental to those of the principal structure.

SECTION 122. The FRONT of a building is that facade most nearly parallel to and nearest to the front lot line.

SECTION 123. A BUILDING is any structure having a roof supported by columns or walls built or erected for the support, shelter, or enclosure, of persons, animals or chattels, and includes the shed, garage, stable, greenhouse and any accessory building. When separated by division walls without openings each portion of such structure shall be deemed a separate building.

To ERECT A BUILDING means the act or process of building or constructing and putting together for use, and, as used in this ordinance, means also any alteration in the physical characteristics of a building, and, it also means when used in this ordinance, the placing of a building on a lot by moving it from any other location not on the same lot.

SECTION 124. A CELLAR is a story having more than one-half of its vertical height below the reference level and not occupied for living purposes. A cellar shall not be counted as a story in measuring the height of a building in stories.

SECTION 125. A PORCH is a covered open, unoccupied space on the same lot and fully enclosed on at least three sides by walls of the building thereon.

SECTION 126. An OUTER COURT is a yard court having its full required length and its full required open width facing on a street, and/or any other required open space not a court.

SECTION 127. An INNER COURT is a court bounded on all sides by the walls of the building which it serves, and/or by the walls or lines of adjacent property when the walls of the building on adjacent property are placed nearer than five (5) feet from the lot line.

SECTION 128. A ONE-FAMILY DETACHED DWELLING is a house accommodating but a single family and having no party wall or walls in common with an adjacent house or house.

SECTION 129. A SINGLE FAMILY DWELLING is a one family detached dwelling, as herein defined, used or intended to be used or occupied as a residence by one family.

SECTION 130. A TWO-FAMILY DETACHED DWELLING is a dwelling (house) accommodating altogether but two families with one family located over the other and having a common main entrance for both families (or living units) and a common heating plant for both families (living units). Such a dwelling has no party wall or walls in common with an adjacent house or houses. Such a dwelling has separate cooking and toilet facilities for each family living therein. If, in such a dwelling, the two (2) families are not housed one over the other to an extent of ninety per centum (90%) or more, or have separate heating plants, then such a dwelling will be considered, for the purpose of this ordinance, an Apartment Dwelling.

SECTION 131. A FAMILY is a collective body of persons forming a housekeeping unit and, for the purposes of this ordinance may consist of a single person; Provided, that not more than one married couple and/or persons related by blood relations and/or adopted persons or wards (domestic and maintenance employees may be included) shall be considered to be one family.

SECTION 132. A FARM is any lot (as the term "lot" is defined in Section 153) platted or unplatted, subdivided or not subdivided, used for the following usual uses: FIRST - for the production of farm crops, fowls, animals and bees under conditions, regulations and requirements as specified, either express or implied by the terms of this ordinance; SECOND - as a place of residence under the conditions, regulations and requirements as specified, either express or implied by the terms of this ordinance, for the person or persons or family carrying on and directing such production as is stated in the FIRST USE specified herein.

SECTION 133. A RESIDENTIAL FARM, is a farm having a contiguous area of not to exceed two (2) acres.

SECTION 134. A SMALL FARM is a farm having a contiguous area not exceeding fifteen (15) acres but greater than two (2) acres.

SECTION 135. A MAJOR FARM is a farm having a contiguous area greater than fifteen (15) acres.

SECTION 136. GARAGE, PRIVATE. A private garage is a space or structure for the storage of not more than four (4) motor vehicles, no one of which is owned or operated in connection therewith, for the use solely of the owner or occupant of the principal building on a lot, or of his family, or domestic employees.

SECTION 137. A MOTOR SUPPLY STATION is a space building or structure designed or used for the retail sale or supply of fuels, lubricants, air, water and other operating commodities for motor vehicles, and including the customary space and facilities for the installation of such commodities on or upon such vehicles, but not including space or facilities for the storage, repair, refinishing, cleaning or other servicing thereof. For the purposes of this ordinance a GASOLINE FILLING STATION shall be considered a motor supply station.

SECTION 138. A STORAGE GARAGE is a space, building or structure of not more than one (1) story designed or used for the storage of one or more motor vehicles, and having no shop or service in connection therewith other than for supplying to vehicles regularly stored therein of fuels, lubricants, air, water and other commodities incidental to their operation. However, a building or room used solely for the display or sale of such vehicles and in which they are not operated under their own power or serviced or repaired, shall not be considered a garage.

SECTION 139. A PUBLIC SERVICE GARAGE is a space, building or structure designed or used for the repair, refinishing, cleaning, lubrication or other care or servicing of motor vehicles. However, a building or room used solely for the display or sale of such vehicles and in which they are not operated under their own power or serviced or repaired, shall not be considered a garage of any kind.

SECTION 140. COMMUNITY GARAGE. A community garage is a structure or series of structures, for the storage of motor vehicles, having no public shop or services in connection therewith, and separated into compartments or sections with separate vehicular entrances and are not more than one (1) story in height, for the use of two or more owners or occupants of property in the vicinity.

SECTION 141. HAZARDOUS OR OBNOXIOUS BUSINESS. Any business or industry which, in the opinion of the Zoning Inspector, may be so conducted as to create a hazardous condition or a condition offensive to persons of ordinary sensibilities.

SECTION 142. A HOTEL is a building occupied as a more or less temporary abiding place of individuals (transients usually) who are lodged with or without meals, and rooms are occupied usually singly for hire and in which provision is not made for cooking on any individual suite.

SECTION 143. LAND, PLATTED. Any area of land laid out, surveyed, divided and platted into lots, streets, alleys and other areas and so approved and filed and recorded in the records of the Township Board. UNPLATTED LAND is any area of land not so platted and not so approved and accepted by the Township Board.

SECTION 144. AN INTERIOR LOT is a lot other than a corner lot.

SECTION 145. LOT LINES' are the boundaries of a lot as a lot is herein defined, and as the term "lot" is herein applied.

SECTION 146. THE STREET LOT LINE is the dividing line between a lot and a public street, highway, or a private street, road or way over which two or more dominant estates have the right of way.

SECTION 147. THE FRONT LOT LINE in the case of a lot abutting upon only one street, is the line separating such lot from such street. In the case of a corner lot or other lot abutting on two or more streets, any street lot line may be elected to be the front lot line for the purpose of this ordinance, provided it is so designated on the applications for a building permit and or Certificate of Compliance. In the case of a lot abutting only upon a public or private alley or easement of access, or place, the front lot line is the line separating such lot from such alley or easement or place.

SECTION 148. THE REAR LOT LINE is that boundary which is opposite and more or less parallel to the front lot line. In the case of an "L" shaped or other irregular lot where two or more lines are so located, all shall be considered as rear lot lines; Provided, such may be within fifty (50) feet of the front lot line or which may be twenty (20) feet or less in length. In the case of a lot which comes to a point in the rear, the rear lot line shall be that imaginary line parallel to the front lot line, not less than ten (10) feet long, lying wholly within the lot, and farthest from the front lot line.

SECTION 149. A SIDE LOT LINE is any lot boundary line not a front lot line or a rear lot line.

SECTION 150. An INTERIOR SIDE LOT LINE is a side lot line separating a lot from a street. An Interior Side Lot Line is any other side lot line.

SECTION 151. By DEPTH OF A LOT is meant the mean horizontal distance from the front line of the lot to the rear line thereof, measured in the general direction of its side lines.

SECTION 152. By PERCENTAGE OF LOT OCCUPANCY is meant, in this ordinance, the percentage or proportion of the area of a lot as herein defined, which is, or may be, occupied as building area.

SECTION 153. A LOT is a parcel of land on which a principal building and its accessory buildings are placed, together with all the open spaces required by this ordinance, less in extent than those required in connection therewith by this ordinance. The term LOT as used in this ordinance shall apply to and include the plot, tract, or parcel of land described by metes and bounds, whether platted or unplatted, or whether subdivided or unsubdivided; whether recorded or unrecorded; and if one or more adjoining lots, as a lot is herein defined, or adjoining fractions of such lots, are used as a single unit of property, they shall be considered as a single lot for the purposes of this ordinance as a single lot.

SECTION 154. A LOT OF RECORD is any lot, as the term "lot" is herein defined and used in this ordinance, the dimensions of which are shown on a document or map on file with the Register of Deeds or in common use by Township or County officials, and which actually exists as so shown, or any parcel of land, the deed to which was separate from that of the remainder thereof.

SECTION 155. A CORNER LOT is a lot of which at least two adjacent sides meet at their full length upon a street, provided that such two sides intersect to form an interior angle of not more than 135°. A lot abutting upon a curved street or streets shall be considered a corner lot if the tangents to the curve, at its points of beginning within the lot or at the points of intersection of the side lot lines with the street line, intersect at an angle of not over 135°. In the case of a corner lot with a curved street line, the corner shall be considered to be that point on the street lot line nearest to the point of intersection of the tangents herein described. The limits of a corner lot, if not marked by lot lines at nearer points, shall be lines at right angles to the street lines intersecting them one-hundred (100) feet from the corner point.

SECTION 156. A PLACE is an open unoccupied space not less than sixteen (16) feet in width, other than an alley, which is dedicated for purposes of access of abutting property.

SECTION 157. A PORCH is a platform attached to a building with direct access to the ground floor thereof. A porch may or may not be covered by a roof supported by columns or piers of moderate width; whether so covered or not a porch may be enclosed with open wire, or wire cloth screens or cloth screens, but not with any material interfering to a greater extent than with the passage of light and air.

SECTION 158. An ENCLOSED PORCH is a porch of which the ends, sides and top of which are enclosed with any other material than open wire, wire cloth screens or cloth screens.

THE TERM "PORCH" as used in this ordinance means an open porch (or one not enclosed) unless otherwise stated.

SECTION 159. The REFERENCE LEVEL for any building within ten (10) feet of the front lot line, is the official established sidewalk grade opposite the center of the front of such building. For any building ten (10) feet or more from the front lot line, or where no sidewalk grade is established, the Reference Level is the mean level of the finished grade of the ground front of the front of such building. Where the mean finished grade about any portion of a building varies five (5) feet or more from that at the front, such portion shall have its own reference level for such portion of such building. For purposes of this ordinance the Reference Level shall be the GRADE LEVEL.

SECTION 160. A SUN-PARLOR is a porch wholly enclosed with any material that obstructs the passage of light and/or air to a greater degree than would be the case with glass and screens.

SECTION 161. A SMALL ANIMAL as used in this ordinance means any domesticated quadruped (except swine) weighing less than one-hundred (300) pounds when full grown.

SECTION 162. A SIGN is a board, or plate, or representation of any sort containing an inscription, permanently or semi-permanently affixed to the exterior of a building, or intended to be seen and noticed by the public and used to convey intelligence and information to the public.

SECTION 163. A PRIVATE STABLE is a building used for the private housing of cattle, sheep, goats, beasts of burden or draft animals.

SECTION 164. A PUBLIC STABLE is a building used for the public housing of horses or beasts of burden, or for the keeping of cattle, sheep, goats, horses or beasts of burden for sale or for hire.

SECTION 165. A STREET is a thoroughfare, road, or way, other than an alley, dedicated to the use of the public and/or open to the public travel and accepted by the Township of Farmington.

SECTION 66. A PRIVATE STREET is a street not so dedicated and accepted by the Township of Farmington, or any street designated as a private street upon a recorded plat.

SECTION 167. A STORY is that portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between such floor and the ceiling next above it.

SECTION 168. A HALF STORY is that portion of a building between the eaves and the ridge lines of a pitched roof, which may or may not be used for the purpose of habitation.

SECTION 169. The FIRST STORY of a wall, or building, is the lowest story, the height of which is more than seventy-five per centum (75%) above the level of the ground.

SECTION 170. THE GROUND STORY is the first story of a structure as the term "first story" is herein defined.

SECTION 171. A TOWER is a subordinate enclosed structure projecting above the roof line of a main building and having a roof supported by columns or walls and built independent from building.

SECTION 172. A TERRACE is a natural or artificial earthen embankment with or without direct access to the ground floor of a building, on one side of a building, and the opposite lot line parallel or most nearly parallel to it. The height of a terrace shall be the difference in elevation between the elevation of the terrace at the building wall. A terrace as herein defined and within the terms of this ordinance, shall not be covered or enclosed except with open wire, wire cloth screens or cloth screens for temporary and/or seasonal uses, and if so covered and/or enclosed with any other material it cannot and shall become a porch (or enclosed porch as the case may be) within the terms and provisions of this ordinance, and if it does not have direct access to the ground floor it shall be regarded as another building.

SECTION 173. A REAR YARD is the required open space extending along the rear lot line (rear lot line) throughout the whole width of the lot, excluding cornices, eaves, gutters and chimneys projecting not more than thirty (30) inches, and uncovered steps extending not more than six (6) feet.

SECTION 174. A SIDE YARD is the required open unoccupied space between the side wall of a building and the side lot line of the same lot, extending from the front building line to an imaginary line ten (10) feet beyond the rear building line.

SECTION 175. A FRONT YARD is the required open space, extending the full width of the lot between the street line and the nearest part of any building on a lot, excluding cornices, eaves, chimneys or gutters projecting not more than thirty