

- (b.) A separate permit must be issued under this section for the use of the mobile home as a temporary dwelling, said permit to be issued by the zoning administrator only after all the requirements of this section are met.
- (c.) The mobile home temporary occupancy permit shall be issued for a period of six months. The permit may only be renewed if the zoning administrator is satisfied that satisfactory progress is being made toward the completion of the said permanent dwelling.
- (d.) Unless the temporary dwelling permit is currently in force, occupancy or placement of the mobile home shall be a violation of this ordinance and subject the owner or occupant of the premises to the penalties thereof.
- (e.) Determination by the zoning administrator shall be final, except an appeal to the zoning board of appeals shall be available in accordance with the procedures set forth in this ordinance.
- (f.) The mobile home to be occupied under the temporary permit shall be located on the same or adjacent property to that for which the building permit has been issued.
- (g.) The mobile home shall be connected to a water supply and sewer system which have been approved by the county health department. It shall have approved tie-downs.
- (h.) No temporary occupancy permit shall be issued for a travel trailer, camper or other recreational vehicle.
- (i.) The mobile home shall comply with the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, at 24 CFR 3280, or same or similar standards as set forth or amended in the federal regulations or in state regulations.
- (j.) Before occupancy the owner or occupant shall deposit with the township a performance bond, guaranteed by an acceptable corporate surety, or cash in the amount of \$500.00 to be held in an escrow account by the township.
- (k.) Said performance bond or escrow amount shall be returnable to the owner or occupant, conditioned on removal of the mobile home, either after expiration of a permit or the completion of the permanent dwelling, said removal to be to a legal place. If after written notice from the township, removal is not accomplished within 30 days, the said performance bond shall be collected or the cash retained for use by the township to remove the mobile home from the property. Any expense of the township in excess of the said performance bond or cash shall be assessed against the real property for which the building permit was issued.

Sec. 14. Motor vehicle storage.

Currently licensed, family or occupant owned motor vehicles, travel trailers, campers, boats, snowmobiles and similar vehicles, if the same are in running condition, may be stored on the owner's premises in any area or district, provided said storage is compatible with the uses permitted in the said district. No more

than one unlicensed vehicle may be stored at any dwelling in district R-1 through R-5 unless stored in an enclosed accessory building. The outdoor storage of an unlicensed vehicle in districts R-1 through R-5 shall be limited to rear yard areas only. In any other district, the occupant operating any motor vehicles in pursuit of permitted purposes shall provide parking areas sufficiently large to accommodate all motor vehicle units. Such vehicles shall be parked in this area when not in use. (Amended October 3, 2018)

Sec. 15. Nonconforming uses, structures and lots of record.

Nonconforming uses shall be treated under this ordinance as follows:

- (a.) Lawful nonconforming uses or structures in existence at the time of passage of this ordinance may be continued but shall not be extended, added to or altered unless such extension, alterations or additions are in conformity with the provisions of this ordinance, and result in a conforming use as required by the district regulations where such use is located, provided however:
 - 1. Single-family dwellings located within a C-1, C-2, I-1 or I-2 district may be enlarged by an addition containing floor space which does not exceed 25 percent of the existing floor space as defined in Article III, Sec. 7 of this ordinance, or containing up to 300 sq. ft., whichever is greater. Provided further, subsequent to such enlargement, there shall be no further additions except in accordance with the regulations of the district in which the dwelling is located, both as to use and size requirements.
 - 2. Enlargement of a single-family dwelling in the C-1, C-2, I-1 or I-2 district shall be subject to the minimum property space requirements of the district in which the dwelling is located, if stated. If not stated, the property space requirements shall be as in the R-1 district for a single-family dwelling.
 - 3. A single-family residence which fails to conform to the minimum floor space requirement of this zoning ordinance, but which at least meets the minimum requirements of the township building code as to number of rooms and room sizes and which is lawfully occupied as a nonconforming structure, may be repaired and occupied and occupancy continued, and its floor space may be increased with additions meeting the building and construction codes of the township. In the event of such addition, all requirements of said code shall be met. There shall be no limit to the size of the addition except the limits set forth above where such a dwelling is located in a C-1, C-2, I-1 or I-2 district. In the event occupancy has ceased for 90 days as hereinafter set forth, occupancy or additions shall not be allowed.
- (b.) One residential garage and one residential storage building may be constructed accessory to an existing nonconforming single-family dwelling subject to the general regulations of this ordinance pursuant to "accessory buildings" provided however, said accessory buildings shall not exceed one story or 12 feet in height.
- (c.) If a nonconforming structure or use is damaged or destroyed, repairs or replacements shall be started within 90 days and completed with reasonable diligence. The repaired or replaced area shall not exceed the original area without a permit under article VI.