

Charter Township of Fort Gratiot

Code of Ordinances – Chapter 38 Zoning

ARTICLE IV. Special Land Use

Sec. 38-508. Public or commercial stables, kennels and veterinary clinics.

Public or commercial stables containing four or more horses, kennels and veterinary clinics, where permitted, are subject to the conditions specified of this section. The kennel requirement shall apply in cases where four or more of such animals six months or older are used, kept, stored or maintained for any purpose. Veterinary clinics may also be permitted as a special approval use in the general business district (C-2), provided that there are no outdoor runs for animals.

- (1) Site requirements:
 - a. The minimum site for kennels, commercial/public stables and veterinary clinics containing outdoor runs shall be ten acres with a minimum lot width of not less than 600 feet.
 - b. A public/commercial riding stable shall provide an area of not less than one acre for each horse stabled and used as part of such facility.
- (2) Yard and placement requirements: The same as for those permitted in the existing zoning district plus no building or outdoor runs shall be closer than 100 feet from any abutting property line.
- (3) Other requirements:
 - a. All animals shall be adequately housed, fenced and maintained so as not to become a public or private nuisance. The premises shall be maintained in such a manner so as not to be harmful to surrounding properties, or create any hazard or detriment to public health, safety or general welfare.
 - b. Any use permitted by the township shall terminate immediately when the lot area requirements set forth in this section are decreased in any manner or the provisions of this section are violated.
 - c. The subject property is so located as not to hinder the natural and presumed residential development of the area.
- (4) Specific requirements regulating dog kennels:
 - a. There shall be an opening in the building housing the animals to permit them easy entrance and exit. The opening must have a door to return the dogs.
 - b. All gates on fences where the dogs are enclosed must have a self-closing latch to which a lock may be fastened.
 - c. A limited kennel is defined as having not less than four but not more than ten dogs. For such use, there shall be provided a minimum of 100 feet from the kennel or run to any side or rear lot line, and not less than 250 feet from the road right-of-way.
 - d. An unlimited kennel is defined as having more than ten dogs. For such use there shall be a minimum of 250 feet from the kennel to any side or rear lot line and not less than 350 feet from the road right-of-way.
 - e. All pens and runways shall be screened from view from all directions either by the building or greenbelt plantings.

- (5) Off-street parking requirements:
 - a. Kennels: One parking space shall be provided for every five kennel runs.
 - b. Other uses shall provide parking to accommodate the maximum number of visitors using the facility at any one time.
 - c. All off-street parking shall be constructed to the standards specified in section 38-619.

(Ord. No. 62, § 7-14.28, 8-11-1984)

HORSES – Up to 3 permitted in AG district, regardless of land size; up to 3 permitted in R-1A/R-1B on a minimum of 5 acres, not permitted in a proprietary or supervisors plat.

Definitions – Sec. 38-5

Stable, commercial, means a stable other than a private stable, where horses are boarded or are for hire or sale.

Stable, private, means a structure or shelter with capacity for not more than three (3) horses which are not boarded and are not for hire or sale and are owned by the immediate family.

AG – Sec. 38-142. Permitted uses.

- (5) Farms and agricultural activities including the raising or growing and storage or preservation of crops, sod, plants, trees, shrubs, nursery stock, and private stables, nit not including feedlots or the raising of fur-bearing animals.

R-1A/R-1B – Sec. 38-172. Permitted uses.

- (6) Farms and agricultural activities including the raising or growing and storage or preservation of crops, sod, plants, trees, shrubs, and nursery stock; livestock, other farm animals, except feedlots, kennels, raising of fur-bearing animals, and animal clinics. The uses permitted shall be conducted only on those parcels in the district separately owned outside the boundaries of either proprietary or supervisors plat having an area of not less than five (5) acres, subject to health and sanitary regulations of the county.