

# **ARTICLE XIII**

## **AP AMUSEMENT PARK DISTRICT**

### **SECTION 13.01 INTENT AND PURPOSE**

The AP Amusement Park District is intended for the development and preservation of amusement parks, for the purpose of amusement and entertainment, properly licensed by the State of Michigan, including but not limited to providing rides, games, displays, playgrounds, zoos or aviaries, as well as the sale of food, beverage, and gifts.

### **SECTION 13.02 USES PERMITTED BY RIGHT**

Land and/or buildings in the AP District may be used for the following purposes as Uses Permitted by Right:

- A. Amusement parks and related uses including but not limited to the service of providing rides, games, displays, playgrounds, zoos or aviaries, and theatrical performances, for the purposes of amusement and entertainment, as well as the sale of food, beverage, gifts, and other ancillary and accessory goods customarily incidental to an amusement park, with hours of operation 9am – 11pm.
- B. Professional and business offices related and accessory to an amusement park.
- C. Living quarters of a watchman or caretaker for amusement park.
- D. Medical facilities accessory to an amusement park.
- E. Cafeteria and other related employee services accessory to amusement parks.
- F. Public buildings and public utility offices, but not including storage yards, substations, or regulator stations.
- G. Accessory buildings, structures and uses customarily incidental to any of the above Uses Permitted by Right, as regulated by the General Provisions requirements of this ordinance.
- H. On Site Use Wind Energy System 65 feet or less in total height.

### **SECTION 13.03 USES PERMITTED BY SPECIAL LAND USE**

- A. Any Wind Energy System which is greater than 65 feet in height.
- B. Met Tower.
- C. Ponds exceeding one (1) acre of surface area.

### **SECTION 13.04 SITE DEVELOPMENT STANDARDS**

- A. Parking lots for uses in the AP District shall be adequately lit to ensure security and safety and shall meet the following requirements:
  - 1. Light fixtures shall be no higher than thirty (30) feet and shall be provided with light cut-off fixtures that direct light downward. Lighting shall not be attached to buildings or other structures that permit light to be directed horizontally.
  - 2. Lighting shall not be permitted to illuminate areas not within the parking lot or other areas related to the use for which the parking is intended.

- B. The storage of finished or unfinished materials, or any equipment or machinery necessary to the operation, is permitted. All storage areas shall be effectively screened by a solid, uniformly finished wall or fence with solid entrance and exit gates no higher than nine (9) feet. Said wall or fence shall in no case be lower than the enclosed storage.
- C. The following dimensional requirements shall be met for any use in this District, unless otherwise provided.

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| Minimum lot area                   | 20 acres   |
| Minimum lot width                  | 660 feet   |
| Minimum front yard setback         | 100 feet - No parking area shall be located within the first 15 feet of the front yard. The 15 foot setback area shall be landscaped.  |
| Minimum side and rear yard setback | 40 feet – No parking or other paved area, except for driveways, shall be located within the first 15 feet of the required side or rear yards, which shall be landscaped.<br>Side or rear yards adjoining any lot in a Residential District shall be no less than one hundred (100) feet and screened by a compact hedge of deciduous or evergreen trees which reach a minimum of six (6) feet in height and five (5) feet in width after one (1) growing season; or a solid wall or opaque board fence six (6) feet in height; or a combination of these elements. |
| Maximum building height            | Building height peak to grade shall not exceed forty-four (44) feet. Structures related to amusement park rides shall not exceed one hundred twenty five (125) feet.   |
| Maximum lot coverage               | 50 percent   |