MARION TOWNSHIP PLANNING COMMISSION
AGENDA

REGULAR MEETING
Tuesday – November 24, 2026
7:30 pm

Virtual access instructions for participating in the meeting are posted on www.mariontownship.com
MEETING WILL BE HELD IN THE ASSEMBLY HALL

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MEMBERS' PRESENT

PUBLIC COMMENT

APPROVAL OF AGENDA: ***November 24, 2026, Regular Meeting***

APPROVAL OF MINUTES FOR: ***October 20, 2026, Regular Meeting***

NEW BUSINESS

1. **Public Hearing TXT#01-26 Zoning Ordinance Text Amendment Data Centers**

2. **Public Hearing TXT#02-26 Zoning Ordinance Text Amendment Dimensional Standards Highway Service and Light Industrial Districts**

OLD BUSINESS

1. **Update on SUP#01-26 D2 Contracting**

2. **Consideration to send TXT#01-26 Zoning Ordinance Text Amendment Data Centers to Livingston County Planning Commission for Review**

3. **Consideration to send TXT#02-26 Zoning Ordinance Text Amendment Dimensional Standards Highway Service and Light Industrial Districts to Livingston County Planning Commission for review**

CORRESPONDENCE AND UPDATES

PUBLIC COMMENT

ADJOURNMENT

Next Meeting is scheduled for December 15, 2026, at 7:30 PM

Marion Township Public Participation Policy
at Township Planning Commission Meetings

The Public shall be given an opportunity to be heard at every Township Planning Commission Meeting following the adoption of this Policy.

The Planning Commission Chairperson is the moderator of the meeting. In the absence of the Chairperson, the Planning Commission VICE-Chairperson shall be the moderator of the meeting.

The Public attending the meeting either in-person or on-line may speak during the "Public Comment" part of the meeting agenda. To preserve order, those attending in-person will speak first. When all in-person attendees have been heard, the moderator will ask if any on-line attendee wishes to speak.

When recognized by the moderator, in-person attendees shall come to the podium. The moderator will request that they give their name and address before they begin their comments.
When all in-person attendees have finished speaking, the moderator will ask if anyone attending the meeting on-line wishes to speak. Online attendees may unmute themselves and when recognized by the moderator may speak. Online attendees will also be asked for their name and address.

All comments shall be addressed to the Township Planning Commission members. The "Public Comment" is for attendees to provide information or opinions to the Township Planning Commission and is not intended to be a dialogue. Anyone needing a response should contact officials or staff during normal office hours.

The Public attending the meeting either in-person or on-line will be allowed to ask questions and make comments about NEW and UNFINISHED agenda items. These questions and comments must be made during the discussion of that agenda item. Anyone that would like to speak will raise their hand indicating their desire to speak.

When recognized by the moderator, in-person attendees shall come to the podium. The moderator will request that they give their name and address before they begin their comments.
When all in-person attendees have finished speaking, the moderator will ask if anyone attending the meeting on-line wishes to speak about the NEW or UNFINISHED agenda item. Online attendees may unmute themselves and when recognized by the moderator may speak. Online attendees will also be asked for their name and address.

The moderator can close the questions and comments session about a NEW and UNFINISHED agenda item at his/her discretion.

To preserve efficiency, at any time during the meeting, each speaker, whether in-person or online will be limited to THREE MINUTES.

Next Meeting is scheduled for December 15, 2026, at 7:30 PM

DRAFT

*Approved by: _____
Planning Commissioner

Date: _____

MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 20, 2026 / 7:30PM

PC MEMBERS PRESENT:	**LARRY FILLINGER – *CHAIRPERSON*** **CHERYL RANGE – *SECRETARY*** **SCOTT LLOYD** **RICK NOVAK** **BRUCE POWELSON**
PC MEMBERS ABSENT:	**NONE**
OTHERS PRESENT:	**SCOTT RICHARDSON – *ZONING ADMINISTRATOR*** **MARTHA HAGLUND – *LIVINGSTON COUNTY PLANNING DEPARTMENT***

CALL TO ORDER:
Larry Fillinger called the meeting to order at 7:30 p.m.

MEMBERS' PRESENT:
All Planning Commissioners were present.

PUBLIC COMMENT:
Cathy LeBlanc is a Marion Township resident and lives next to D2 Contracting on Pingree Rd. D2 Contracting requested a special use permit at the August 25, 2026 Planning Commission meeting and Cathy was wondering if there are any updates on this request. Scott Richardson said there has been no communication from this applicant since the August Planning Commission meeting. Scott explained that the Township attorney is creating a letter to send to the applicant. If the applicant does not respond to the letter, there will be a show cause hearing with the Board of Trustees.

Online comment: A representative from the *Michigan Black Business Alliance* spoke in defense of Brittany Hoskins with Legacy Farms.

APPROVAL OF OCTOBER 20, 2026, PLANNING COMMISSION MEETING AGENDA:
Rick Novak made a motion to approve the October 20, 2026 Planning Commission agenda as presented. Bruce Powelson seconded. **5-0 MOTION CARRIED**

APPROVAL OF SEPTEMBER 22, 2026, PLANNING COMMISSION MEETING MINUTES:
Cheryl Range made a motion to approve the September 22, 2026, Planning Commission meeting minutes as presented. Larry Fillinger seconded. **5-0 MOTION CARRIED**

OLD BUSINESS:

1) **PUBLIC HEARING FOR SUP# 02-26 LEGACY FARMS @ 775 SEXTON RD.**

Martha Haglund with the Livingston County Planning Department went through her review of Legacy Farms. Martha stated that Mrs. Hoskins has addressed many of the concerns and recommendations that were mentioned during the August Planning Commission meeting. Martha suggested reducing the maximum parking spaces to 70 and inquired about the location of the porta potties. Mrs. Hoskins was willing to reduce the parking lot size to 70 spaces and addressed the location of the porta potties. Cheryl Range inquired about the pool being open to the public. Mrs. Hoskins stated that the pool would not be open to the public and is only available to invited quests.

Brittany Hoskins read a letter that she and her husband Troy Hoskins prepared, in response to the letters from residents in Wolf Ridge subdivision. The letter included some of the following information: Events/gatherings with 100+ attendees occur about 4-5 times per year. Most of the events held at their farm such as farm tours, farm education days, field trips and other scheduled events, have significantly less attendees and only occur 1-2 times per week. Mrs. Hoskins explained that many of the accusations in the Wolf Ridge letters were unfounded and false.

Many of the residents in and around the Wolf Ridge subdivision spoke against Legacy Acres Farms and do not support the activities taking place on the property. Residents feel this business creates a disturbance to the surrounding homes and poses other safety concerns for those attending the events, along with wear and tear on the shared roads.

At 9:13pm the public hearing was closed and the Commissioners began discussions.

Cheryl Range made a motion to extend the meeting past 9:30pm. Larry Fillinger seconded. **5-0 MOTION CARRIED**

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The Commissioners and Mrs. Hoskins came up with some regulations to help minimize the impact on the surrounding homes.

- No public events of 100+ people
- Events are limited to 50 people or less
- Reduce parking lot to 70 spaces
- Restrooms must be brought in when necessary
- No traffic is allowed to access Wolf Ridge subdivision
- Limited to 2-3 events per week
- Must get approval from outside agencies such as the Health Department, Fire Department, Building Department and Drain Commission

Rick Novak made a motion to recommend approval to the Board of Trustees with the recommended conditions listed above. Scott Lloyd seconded. **ROLL CALL: LLOYD-YES, NOVAK-YES, POWELSON-NO, RANGE-YES, FILLINGER-YES; 4-1 MOTION CARRIED**

Bruce Powelson made a motion to take a short 10 minute recess, before starting discussion on the next agenda item. Ricky Novak seconded. **5-0 MOTION CARRIED**

OLD BUSINESS:

2) DATA CENTER ORDINANCE DISCUSSION

Martha Haglund with the Livingston County Planning Department explained that data centers will only be allowed in the Light Industrial District and the Highway Service District. Martha Haglund reviewed the additional language changes made to the Data Center ordinance. Rick Novak requested that we add language that would require data centers to make all reports/studies a matter of public record.

No public comments were made.

3) CONSIDER SCHEDULING A PUBLIC HEARING FOR THE DATA CENTER ORDINANCE

Cheryl Range made a motion to schedule a public hearing for the changes made to *Zoning Text Amendments: Article 9 Highway Service District and Article 10 Light Industrial-Dimensional Standards and Schedule of Regulations for November 24, 2026 at 7:30*pm. Bruce Powelson seconded. **5-0 MOTION CARRIED**

Cheryl Range made a motion to schedule a public hearing for the changes made to section *17.36 Data Center Ordinance for November 24, 2026 at 7:30*pm. Larry Fillinger seconded. **5-0 MOTION CARRIED**

CORRESPONDENCE AND UPDATES:
Trunk or Treat is on October 30th from 6pm-8pm on the lower level of the Township.

PUBLIC COMMENT:
No comment was made by the public.

ADJOURNMENT:
Bruce Powelson made a motion to adjourn the Planning Commission meeting at 10:11pm. Larry Fillinger seconded.
5-0 MOTION CARRIED

MINUTES TAKEN BY: Jessica S. Timberlake

DRAFT

Livingston County Department of Planning

MEMORANDUM

TO: Marion Township Planning Commission

FROM: Martha Haglund, AICP, Principal Planner

DATE: November 12, 2026

SUBJECT: Text Amendments: DRAFT Section 17.36 Data Center Ordinance

Scott Barb
AICP, PEM
Planning Director

Robert A. Stanford
AICP, PEM
Principal Planner

Martha Haglund
AICP
Principal Planner

Abby Carrigan
Planning Intern

Background

The Township has a moratorium on Hyperscale Data Centers that will expire on February 11, 2027. Over the past four months, the Planning Commission has refined the draft language to replace Section 17.36, Data Processing Facility, in the Township Zoning Ordinance.

During the ordinance review process, the Planning Commission reviewed the Draft Data Center Ordinance alongside discussions about potential locations for data centers. The Commission expressed support for allowing data centers within the Light Industrial and Highway Service districts. After evaluating neighboring communities' dimensional standards for industrial and commercial districts, the Commission directed staff to draft revisions to its Township Dimensional Standards to be more permissive in the Light Industrial and Highway Service districts. Examples include reducing setbacks, increasing lot coverage, and increasing building height.

In conjunction with the revisions to the zoning district dimensional standards, the Planning Commission carefully assessed the feasibility of a potential data center project within these districts. This is important to ensure that the Township does not inadvertently constrain a specific land use because it could be interpreted as exclusionary zoning, which could expose the Township to legal risks.

The Process

1. Following the public hearing, the Planning Commission will make a recommendation for either approval or denial. Should further discussion or revisions be necessary, the Commission may choose to postpone a decision and deliberate on the amendments at a future meeting.

2. After the Planning Commission issues its recommendation, the amendments will be subject to review by the Livingston County Planning Commission.

3. Following this review, the Township Board may move forward with final adoption, denial, or propose additional revisions for the Township Planning Commission's consideration.

Department Information

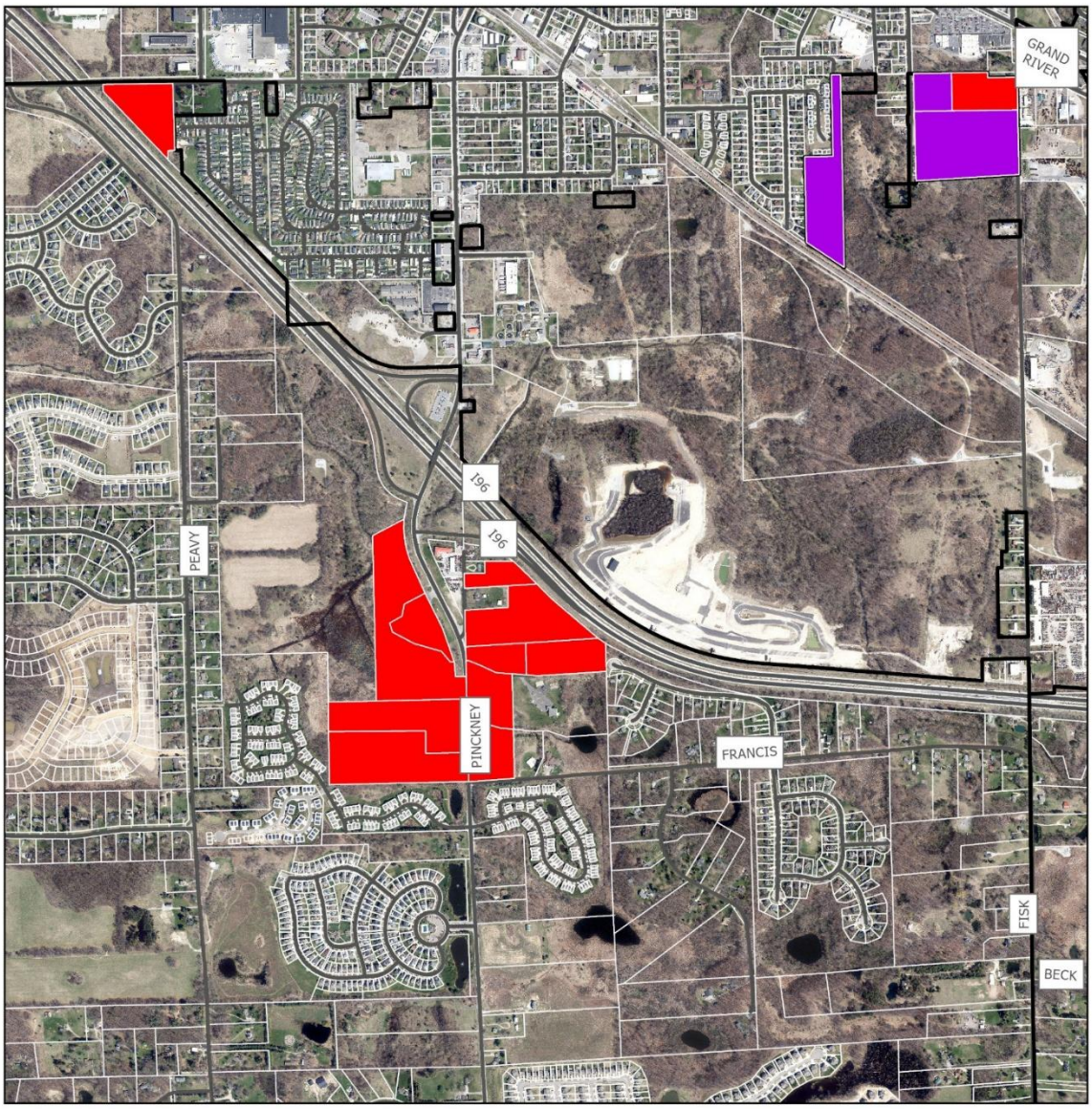
Administration Building
304 E. Grand River Ave.
Suite 206

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(517) 546-7555
Fax (517) 552-2347

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Web Site
Milivcounty.com/planning



Legend

- Municipal Boundary
- Roads
- Light Industrial >2 acres
- Highway Service >2 acres

---DISCUSSION---
Marion Township
Current Draft-Data Center
Highway Service District and Light Industrial District

N

0 0.13 0.25 0.5 Miles

Data Centers

Marion Township Zoning Ordinance
Livingston County, Michigan

Draft for Planning Commission review

MARION TOWNSHIP

ZONING ORDINANCE TEXT AMENDMENT

DATA CENTERS

An amendment to the Marion Township Zoning Ordinance to amend definitions related to data centers; amend uses permitted by special use permit; amend standards for data centers; and amend the table of contents accordingly.

[Additions to existing Zoning Ordinance]

~~[To be Deleted]~~

1. AMENDMENT OF ARTICLE III: DEFINITIONS

SECTION 3.02 DEFINITIONS OF THE ZONING ORDINANCE IS HEREBY AMENDED TO ADD THE FOLLOWING DEFINITIONS, WHICH SHALL READ AS FOLLOWS:

Data Center: A facility used primarily for the storage, management, processing, or transmission of digital data that may include computer or network equipment, systems, servers, appliances, or other components related to digital data operations. The use may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other related infrastructure to support operations.

Infrasound: A low frequency sound below a frequency of 20Hz that is typically sub-audible to humans and is perceived as vibrations.

SECTION 3.02 DEFINITIONS OF THE ZONING ORDINANCE IS HEREBY AMENDED TO DELETE THE FOLLOWING DATA PROCESSING FACILITY DEFINITION:

~~**Data Processing Facility**: A building, dedicated space within a building, or group of structures located on one or more acres of land used to house a large group of computer systems and associated components, such as telecommunications and data processing systems, to be used for the remote storage, processing, or distribution of large amounts of data. Examples of such data include, but are not limited to, computationally intensive applications such as blockchain technology, cryptocurrency mining, weather modeling, genome sequencing, etc. Such facilities may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support operations.~~

2. AMENDMENT OF ARTICLE IX: HIGHWAY SERVICE DISTRICT

SECTION 9.01(D)(12) HIGHWAY SERVICE DISTRICT SPECIAL USES, OF THE ZONING ORDINANCE IS HEREBY ADDED TO READ AS FOLLOWS:

Data Centers

3. AMENDMENT OF ARTICLE X: INDUSTRIAL DISTRICTS

SECTION 10.01(D)(5) LIGHT INDUSTRIAL SPECIAL USES, OF THE ZONING ORDINANCE IS HEREBY AMENDED TO READ AS FOLLOWS:

~~Data processing facility.~~

Data Centers

4. AMENDMENT OF ARTICLE XVII: STANDARDS FOR SPECIFIC SPECIAL LAND USES

REPLACE IN ITS ENTIRETY SECTION 17.36 DATA PROCESSING FACILITY OF THE ZONING ORDINANCE TO READ AS FOLLOWS:

Section 17.36 Data Centers

A. Intent and Purpose: The intent and purpose of this section is to establish standards for the siting, installation, operation, decommissioning, and removal of Data Centers and related accessory uses; establish the process for the reviewing and permitting of such facilities; protect the health, welfare, safety, and quality of life of the general public; ensure compatibility with land uses in the surrounding area; ensure adequate capacity for public services and infrastructure for Data Centers and the community; and protect and preserve the existing and desired rural character of the community.

B. Locational Requirements: Data Centers are subject to the locational requirements below.

1. Wellhead Protection: Data Centers shall not be located within a wellhead protection area.
2. Zoning Districts: Data Centers are permitted in the following zoning districts as a special use: Highway Service District and the Light Industrial District.

C. Site Requirements: Data Center sites shall meet the site standards below.

1. Site Composition: The site shall consist of a single parcel. When a site crosses a road or is otherwise unable to be combined into a single parcel, all parcels shall be owned and controlled by a single entity.
2. Lot Area: Two (2) acre minimum.
3. Setbacks: Buildings, substations, battery storage, and mechanical equipment shall meet all setbacks from the zoning district and be a minimum of two hundred and fifty (250) feet from adjacent residential zoning districts, residential dwellings, schools, and religious institutions.
4. Building Height: Buildings shall conform to the zoning district it is located. .
5. Building Area: Individual buildings shall have a maximum area of one hundred fifty thousand (150,000) square feet.
6. Lot Coverage: Maximum lot coverage shall conform to the zoning district in which it is located.
7. Access: The site shall have direct access from a paved county road.

8. Parking: The developer shall provide a staffing and visitor plan for the Data Center and provide one (1) space per employee and (1) space per visitor during peak usage. All ADA (Americans with Disabilities Act) requirements must be adhered to.

D. Buffering Requirements: Data Centers shall have a landscape buffer outlined below in addition to what is required in Section 6.13 Landscaping, Fencing, Walls and Screening. In case of a conflict, these standards below shall control.

1. Width: Where a data center project shares a property line with a residential zoning district, the buffer shall be a minimum of fifty (50) feet wide.
2. Berm: When a project is adjacent to a residential zoning district a minimum size berm of fifteen (15) feet high shall be located within the landscape buffer. The berm shall be set back and designed to not increase stormwater flow to adjacent properties.
3. Vegetation: The landscape buffer shall be vegetated as described below.
    a. Shade Trees: There shall be a shade tree for every seventy-five (75) feet of exterior frontage or fraction thereof. Trees shall have a caliper of at least two point five (2.5) inches at the time of planting. A maximum of ten (10) percent of shade trees can be from a single species.
    b. Evergreen Trees: Evergreens shall be planted fifteen (15) feet apart in two (2) staggered rows spaced fifteen (15) feet apart. Trees shall have a height of at least six (6) feet at the time of planting. A maximum of fifteen (15) percent of evergreen trees can be from a single species.
4. Modification: The Planning Commission can recommend and the Township Board approve a modification of these buffering standards provided the proposed modification would provide equal or better screening to adjacent properties and consideration of the following:
    a. The proposed modification is necessary to protect or preserve existing vegetation;
    b. The proposed modification preserves important vegetation or wildlife habitat;
    c. The proposed modification is necessary for environmental reasons;
    d. The proposed modification is the minimum necessary.
5. Maintenance: Good arboricultural techniques and follow guidelines set by the United States Department of Agriculture in the Tree Owner's Manual for Northeastern and Midwestern United States. Dead or diseased vegetation shall be removed and must be replaced in a manner consistent with these standards at the next appropriate planting season.
    a. Annual Inspection: Data Centers will be inspected annually to ensure continued compliance with these buffering requirements.

b. Violation: A confirmed violation of the buffering requirements must be corrected within thirty (30) days of receiving notice or the next planting season.

E. Performance Standards In addition to the general standards of this Ordinance, Data Centers shall meet the performance standards below.

1. Municipal Utilities: Data Centers must be connected to and served by municipal water and sanitary sewer systems. On-site wells or septic fields are not permitted.
2. Cooling: Cooling systems serving Data Centers shall be closed-loop, no-contact water-cooling systems.
3. Battery Storage: Is permitted to support co-located Renewable Energy Storage and shall meet the following standards:
   a. Screening: Must meet all dimensional and screening requirements in this ordinance.
   b. Location: Shall be located within the principal building. External cargo containers for battery storage are prohibited.
   c. Energy: The battery storage shall only serve onsite energy needs.
   d. Application: Shall be identified on the first site plan either as initial phase or future phase construction.
   e. Storage Length: Batteries shall have long-duration (10 or more hours) storage capabilities.
4. Power Generation: Routine or primary power generation is prohibited, except as permitted in 17.36 (F) (3)Renewable energy sources. Emergency backup generators are permitted subject to the standards below.
   a. Use: Except for testing, exercise, or commissioning activities, generator use is limited to emergency backup use only.
   b. Hours: Generator testing, exercise, and commissioning are limited to the hours between 11:00 am and 5:00 pm.
   c. Fuel storage: Must comply with applicable state and federal regulations.
   d. Emissions: All Generators shall be Tier 4 generators and emit no PM 2.5.
5. Buildings: Buildings associated with Data Centers shall meet the design standards below.
   a. Façade Materials: Façades visible from off-site shall have at least fifty (50) percent of their surface area clad in face brick and at least ten (10) percent of their surface clad in glass.
   b. Roof: Buildings fifty thousand (50,000) square feet or larger shall have a roof with white or light colors, a planted green roof, or solar panels.
   c. Mechanical Equipment: Roof-mounted mechanical equipment shall be fully screened to the height of the equipment.

d. Loading Bays: Loading bays shall only be located along one façade per building and shall not be on the front façade.

6. Lighting: In addition to the lighting standards in §14.04(E) Lighting, Data Centers shall meet the specific lighting standards below.
   a. Intensity: Shall conform to the lighting standards of the Light Industrial District Section 10.E.6.h.
   b. Height: Building and pole-mounted light fixtures shall have a maximum height of eighteen (18) feet.
   c. Color Temperature: Lighting shall have a maximum color temperature of 3500K.
7. Security: Data Centers shall provide the security below.
   a. Perimeter Fencing: The Data Center site shall have fencing around the facility to prevent unauthorized access and to screen the facility.
      1) Height: The fence shall be between seven (7) feet and eight (8) feet tall.
      2) Fence Posts: Fence posts shall extend at least thirty-six (36) inches into the ground, and gate posts and corner posts shall have a concrete foundation.
      3) Fence Type: Fences visible outside the vegetative buffer shall be a woven agricultural-style fence. The Township may require or allow durable green opaque material to be integrated into the fence if necessary for buffering or screening. Fences not visible outside the vegetative buffer may be opaque wood, metal, or masonry or chain-link.
      4) Alternative Fencing: Alternate fencing may be approved by the Township upon a finding that the alternative provides adequate access control and visual screening.
      5) Wildlife Considerations: The Township may require or allow a fence design to allow for the passage of wildlife upon a finding that adequate access control and visual screening will be preserved.
   b. Gate Access: Gates shall be provided at all access points, unless otherwise permitted or approved. Gates for vehicular access shall be approved by the Fire Authority.
      1) Gate Type: Gates shall be the same height and constructed of the same material as fencing, unless otherwise approved.
      2) Emergency Access: Access, such as Knox box, access codes, or emergency siren activation, shall be provided for emergency responders.
      3) Gate House: Gate houses with around-the-clock staffing may be required if determined necessary to provide appropriate safety for and access to the Data Center site.

8. Sound and Infrasound: The sound generated by a Data Center must meet the sound standards of this Ordinance and the additional standards below.
    a. Day Sound Level: The maximum sound level shall be forty (40) dB(A) Leq, as measured at the project boundary and road rights-of-way between the hours of 7:00 am and 9:00 pm.
    b. Night Sound Level: The maximum sound level shall be thirty-five (35) Leg dB(A) , as measured at the project boundary and road rights-of-way between the hours of 9:00 pm and 7:00 am.
    c. Infrasound: Frequencies below 20 Hz must measure 0 Hz or meet preconstruction, ambient sound levels at any property line that abuts residentially zoned properties.
    d. Pure Tone: If pure tones are produced, the maximum sound level shall be reduced by five (5) dB(A) and dB(C).
    e. Difference: The maximum difference between dB(A) and dB(C) shall be ten (10) decibels.
    f. Ambient Sound: If the ambient sound levels exceed these standards, the maximum sound level shall be the ambient sound level plus five (5) dB(A)
9. Utility Substations: Utility substations shall meet landscape buffer requirements and shall be at least two hundred and fifty (250) feet from any adjacent residentially zoned district, residential dwelling, school, or religious institution.
    a. Application: Utility substations shall be identified on the first site plan either as part of the initial phase or future phase of development.
    b. Location: Shall only support on-site energy needs.
10. Wildlife: Data Centers shall be designed, sited, and operated in a manner to minimize impact on wildlife.
    a. Wildlife Impact Analysis: An analysis to identify and assess any potential impacts on wildlife and endangered species shall be prepared by a qualified third-party professional acceptable to the Township. At a minimum, the analysis shall include a thorough review of existing information regarding species and potential habitats in the vicinity of the project area. Where appropriate, surveys for bats, raptors, or general avian use should be conducted. The analysis shall include the potential effects on species listed under the federal Endangered Species Act and Michigan's Endangered Species Protection Law.
    b. Adverse Impacts: Appropriate measures shall be taken to minimize, eliminate, or mitigate adverse impacts identified in the analysis. The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts.
    c. Special Scrutiny: Sites requiring special scrutiny include wildlife refuges, other areas where birds are highly concentrated, bat hibernacula, wooded ridge tops that attract wildlife, sites that are frequented by federally- or state-listed

endangered species of birds and bats, significant bird migration pathways, and areas that have landscape features known to attract large numbers of raptors.

d. US Fish and Wildlife Service: The applicant shall follow all pre-construction and post-construction recommendations of the United States Fish and Wildlife Service.

11. Environment: Data Centers shall be designed, sited, and operated to minimize impact on the environment.

a. Environmental Impact Analysis: An analysis to identify and assess any potential impacts on the natural environment including, but not limited to, trees, wetlands, and other fragile ecosystems, shall be prepared by a qualified third-party professional acceptable to the Township zoning administrator, engineer, and planner.

b. Adverse Impacts: Appropriate measures shall be taken to minimize, eliminate, or mitigate adverse impacts identified in the analysis. The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts.

c. Tree Mitigation: Trees with a DBH of twenty (20) or more inches with good or excellent health, shall be replaced with three (3) shaded trees with a caliper of two point five (2.5) inches. To the extent feasible, the trees shall be located within the site. The Planning Commission may recommend, and the Township Board may approve planting of replacement trees on other properties.

d. Site Preservation: Areas of the site not required for development shall be preserved in their natural condition or used for agriculture. Areas to be developed for future phases shall remain in their natural condition or used for agriculture until that phase is developed.

e. Environmental Laws: Data Centers shall comply with applicable parts of the Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994, MCL 324.101 et seq.), Part 91 Soil Erosion and Sedimentation Control (MCL 324.9101 et seq.), Part 301 Inland Lakes and Streams (MCL 324.30101 et seq.), Part 303 Wetlands (MCL 324.30301 et seq.), Part 323 Shoreland Protection and Management (MCL 324.32301 et seq.), Part 325 Great Lakes Submerged Lands (MCL 324.32501 et seq.), and Part 353 Sand Dunes Protection and Management (MCL 324.35301 et seq.).

f. Wastewater shall not be discharged directly into any open water source. All wastewater must be conveyed to and processed by a municipal water treatment facility. The developer shall coordinate with the municipal water treatment facility and demonstrate the following:

1) Estimated wastewater discharge volume: The developer must provide anticipated daily and peak discharge amounts.

2) Water quality and treatment capability: The municipal water treatment facility must confirm that it can meet all applicable water filtration and treatment standards required for the expected wastewater characteristics.

3) Available treatment capacity: The wastewater treatment facility must verify that it has sufficient capacity to accommodate the projected increase in demand.

g. Containment System: A containment system shall surround any transformers in case of hazardous waste or oil spills.

h. Removal: All solid and hazardous waste materials shall be promptly removed from the site and disposed of properly.

i. Responsibility: The Data Center owner, operator, and property owner shall be responsible, jointly and severally, for mitigating erosion, flooding, and all other environmental impacts resulting from the facility.

12. Emergency Action Plan: Data Centers shall have an emergency action plan to identify actions to be taken in event of an emergency.

    a. Fire Suppression: The Emergency Action Plan must include a fire suppression plan, including the technology to be used.

    b. Special Equipment and Training: The Emergency Action Plan shall identify special equipment and training that are required for emergency response to a Data Center.

    c. Clean-up: The Emergency Action Plan must include plans for immediate cleanup and long-term remediation efforts following an emergency.

    d. Emergency Training: Before the Data Center is operational and annually thereafter, must provide the necessary training, equipment, or agreements specified in the emergency action plan to the Township or other emergency personnel. All training must be consistent with current industry standards.

    e. Public Record: The Emergency Action Plan will be a public record. Copies shall be shared with all relevant first responding agencies.

13. Damage Repair: The owner, operator, and property owner shall be responsible, jointly and severally, for making repairs to any public roads, drains, or infrastructure damaged by the construction, use, or maintenance of, or damage to the Data Center.

14. Renewable Energy: Data Centers may be co-located with renewable energy facilities, provided the renewable energy facility is intended primarily to serve the Data Center. Review and approval are required for each use.

15. Mixed Facilities: Data Centers may be co-located with other uses that use the waste heat, such as a greenhouse operation.

16. Transfer or Sale: In the event of a transfer or sale of a Data Center, the new owner or operator must do the following.
    a. Notify: The new owner or operator must notify the Township within thirty (30) days of the transfer or sale. The zoning administrator shall administratively amend the permit to name the new owner or operator;
    b. Site Improvements: The Zoning Administrator will inspect the site and provide notification of any deviations or violations of the approved site plan, special use permit, or this Ordinance. Corrections shall be made within forty-five (45) days or the next planting season for landscape corrections; and
    c. Decommissioning Performance Guarantee: Estimated costs of decommissioning and restoration shall be recalculated, and the performance guarantee shall be adjusted accordingly. The performance guarantee shall be transferred to the new owner or operator.
17. Phasing: When Data Centers are proposed to be constructed in phases the following standards shall apply:
    a. Description: The site plan and narrative must provide a description of the proposed phasing, including phasing lines.
    b. Period: All phases must be completed within six (6) years of final site plan approval, or a new site plan must be approved, subject to the standards in place at the time of application.
    c. Completion: All buffering, security, and infrastructure improvements must be completed as part of the first phase.

F. Decommissioning, Abandonment, and Restoration: The site shall be decommissioned and restored following the operational life or abandonment of the Data Center**.**

1. Decommissioning Plan: A Decommissioning Plan shall be prepared by a qualified third-party professional acceptable to the Township zoning administrator, engineer, and planner and should encompass the following:
    a. Anticipated Life: The Decommissioning Plan shall describe the anticipated life span of the Data Center.
    b. Removal: Describe methods for removal of structures, equipment, utilities and impervious surfaces.
    c. Disposal: Description of recycling and disposal of equipment and hazardous materials.
    d. Restoration: Description of final grading and revegetation.
    e. Decommissioning Costs: provide an itemized cost estimate for scope of decommissioning.
    f. Payment: Provide a description of the decommissioning payment process.

2. Decommissioning Performance Guarantee: A performance guarantee for decommissioning and restoration of the Data Center shall be provided before construction commences and shall be held in an escrow account until confirmation that the site has been fully restored.
    a. Value: The performance guarantee shall be equal to one hundred twenty-five (125%) percent of the cost to remove and restore the Data Center as determined in the Decommissioning Plan. Cost estimate to be completed by an independent third-party.
    b. Routine Review: The Decommissioning Plan shall be updated on a regular basis, at minimum every three (3) years and adjusted for inflation. Additional security may be required to account for increased anticipated decommissioning costs during the preceding three (3) years.
    c. Form: The performance guarantee shall be in the form of cash deposited with the Township or an irrevocable letter of credit, naming the Township as the beneficiary. A surety bond is not acceptable.
3. Abandonment: Data Centers that are not operated for a continuous period of six (6) months shall be considered abandoned, whether there is an intent to continue the use, and shall be removed and restored or restored to operation. An extension may be granted by the Township upon finding that the delay does not create a hazardous condition, and the applicant has demonstrated a good-faith effort to continue operation.
    a. Township Action: The Township may remove any abandoned or unsafe Data Center structures or components that are not removed or restored within the allowed time. The owner, operator, and property owner shall be jointly and severally responsible for any costs.
4. Chemical Analysis and Boring: A chemical analysis and boring of the soil, as recommended by the Township engineer, shall be performed before any decommissioning work begins with the results compared to the baseline soil chemical analysis baseline test results obtained before construction of the Data Center.
    a. Chemical Levels: All levels of any chemical entity found in the soil chemical analysis must be equal to or are lower than the levels of all chemical entities determined in the baseline testing performed prior to construction. If a new chemical entity, either organic or inorganic compounds, are identified in the soil chemical analysis, its level must be below established federal and state government levels for hazardous materials in soils for that chemical entity.
    b. Report: A report of the soil chemical analysis must be provided to the Township within seven (7) days. If any chemical entity, organic or inorganic compounds, are above established federal and state government levels for hazardous materials in soils, the report must be submitted to the appropriate Federal and State regulatory agencies within seven (7) days of receiving the testing report showing a violation.

c. Violation Resolution: Once a violation has been determined and finalized, a reclamation plan for the contaminated soil must be developed and implemented to remove the contaminated soil from the Data Center. The reclamation plan must meet all Federal and State regulations for the reclamation of a contaminated site. The plan must be approved by the Township Board and the Township engineer. Once the contaminated soil has been removed and replaced with uncontaminated soil, a final chemical analysis shall be performed to confirm that the Data Center site soils have been returned to their original state for levels of organic and inorganic compounds that existed before construction.

d. Cation Exchange Capacity: A Cation Exchange Capacity soil test shall also be required at the completion of the decommission process.

e. Violation Remediation: Any negative variations from the preconstruction soil testing must be remedied and the results of the testing approved by the township engineer and the Township Board.

6. Removal and Restoration Standards

a) Ground Restoration: The ground must be restored to its original topography, and land must be restored to a depth of three (3) feet below grade within three hundred sixty-five (365) days of abandonment or decommissioning. An extension may be granted by the Township if a good-faith effort has been demonstrated and any delay is not the result of actions or inaction of the operator. An alternative topography can be approved by the Township as part of the original site plan review or later as part of decommissioning.

b) Compaction Prevention: All abandonment and decommissioning work must be done when soil is dry or frozen to prevent compaction.

c) Land Balancing: If land balancing is required, all topsoil will be saved and spread evenly over the balanced area.

d) Vegetation: Disturbed land shall be revegetated at the next appropriate planting season.

e) Disposal: All structures, equipment, and waste shall be removed from the site and disposed of properly.

f) Modification: The Planning Commission can recommend, and the Township Board can approve modifications to a previously approved Decommissioning Plan upon finding that the modification better preserves the public health, safety, and welfare of the community.

7. Attorney Costs: The owner, operator, and property owner shall be jointly and severally responsible for the payment of all attorney fees and other costs incurred by the Township in the event that the Township must enforce removal or restoration.

G. Application Materials: In addition to information required for site plan and special use permit applications, applications for Data Centers must submit the following

additional information with the special use permit application. All studies shall be performed by an independent qualified industry professional.

1. Identification: The name and address in full of the applicant, developer, owner, operator, and property owners and any additional contact information shall be submitted.
2. Proof of Ownership or Control: Copies of recorded deeds, purchase agreements, leases, or similar documents for properties within the Data Center that confirm the applicant has control of the property or the permission of the participating property owners to apply for the necessary approvals and permits for construction and operation of a Data Center.
3. Project Description: A general description of the proposed project and an anticipated construction schedule shall be submitted.
4. Architectural Renderings: Illustrating compliance with façade requirements around the exterior of the building/s.
5. Documentation: A complete set of photos and/or video of the entire development area, including construction access roads, as it exists before the application date shall be submitted.
6. Power Purchase Agreement: A copy of the power purchase agreement or other written agreement with an energy service provider showing approval of an interconnection with the proposed Data Center Facility shall be submitted and include the following:
    a) Estimated Energy Usage. The estimated average energy that will be continuously used from the energy service provider.
    b) Energy service plans for providing the requested amount of energy, including but not limited to the location of routing, overhead lines, and substations.
    c) The maximum power requested by the data center. Future requests to exceed this amount require Township Board Approval.
7. Road Agencies: Proof of approval or conditional approval by any road agency from which the Data Center will have access or whose roads will be used as a construction or maintenance route shall be submitted.
8. Drain Commission: Proof of approval or conditional approval by and the Livingston County Drain Commission for any Data Center that has participating properties with a county drain or proposes improvements within a county drain easement.
9. Traffic Impact Study: A copy of the traffic impact study including construction and operational impacts
10. Lighting Plan: Demonstrating compliance with zoning ordinance standards for the Light Industrial District.

11. Noise & Vibration Study: At the time of application the applicant shall provide an ambient noise study along with noise and vibration estimates of the project. Prior to Certificate of Occupancy a Final Noise and Vibration Study shall be submitted to demonstrate post-construction compliance.

12. Estimated Water Usage: The estimated average water usage per day from the municipal water service. The applicant shall acquire approval from the municipal service provider and demonstrate the water provider has capacity to meet the proposal estimates.

13. Water Management Plan: Include associated conservation and water quality practices.

14. Energy Management Plan: Include associated conservation and efficiency techniques.

15. Operations Plan: A copy of the Operations plan, including staffing and maintenance schedules.

16. Wildlife Impact: A copy of the wildlife impact analysis shall be submitted.
17. Environmental Impact: A copy of the environmental impact analysis shall be submitted.
18. Soil Analysis: Perform a soil chemical analysis to establish baseline soil characteristics for restoration thresholds.
19. Complaint Resolution Protocol: A copy of the complaint resolution protocol shall be submitted.
20. Decommissioning Plan: A copy of the decommissioning plan shall be submitted.
21. Emergency Action Plan: A copy of the Emergency Action Plan shall be submitted.
22. Financial Impact: Statement of anticipated tax abatement laws or practices to be utilized for the project.
23. Right-to-Enter: Submission of an application for a Data Center grants the Township and its agents the right to enter the facility and any participating property for inspection of the Data Center at any reasonable time. The Township may hire a consultant to assist with any such inspections at a reasonable cost to be charged to the applicant, owner, or operator.
24. Additional Information: Any additional information, studies, or documentation requested by the Township or its agents that are deemed necessary to determine compliance with this Ordinance and other applicable laws and regulations.

H. Use of Consultants and Cost Recovery

1. The Township may retain qualified consultants to review the application for energy efficiency, water consumption and use, air quality, battery storage safety, renewable energy, stormwater, noise and related matters
2. All reasonable costs shall be escrowed by the applicant.

I. Monitoring and Reporting: The following reports shall be performed by independent industry professional submitted together in a packet to the Zoning Administrator on an annual basis by March 31st. All monitoring and reporting will be kept on public recorded. Reasonable FOIA fees may apply to compensate for staff time and/or providing printed materials if requested.

1. Noise Level Monitoring Summary
2. Energy Use Report
3. Water Use Report
4. Proof of Annual Emergency Training Opportunity
5. Compliance with all Required EGLE permits
6. Complaint Resolution Report

5. AMENDMENT OF ARTICLE XIIA: WELLHEAD PROTECTION OVERLAY DISTRICT

SECTION 12A.08(N) OF THE ZONING ORDINANCE IS HEREBY ADDED TO READ AS FOLLOWS:

N. Data centers.

6. AMENDMENT OF TABLE OF CONTENTS

The Table of Contents of the Zoning Ordinance is hereby amended for consistency with the above revisions and to accommodate repagination.

Livingston County Department of Planning

MEMORANDUM

TO: Marion Township Planning Commission

FROM: Martha Haglund, AICP, Principal Planner

DATE: November 12, 2026

SUBJECT: Zoning Text Amendments: Article 9 Highway Service District and Article 10 Light Industrial-Dimensional Standards and Schedule of Regulations

Scott Barb
AICP, PEM
Planning Director

Robert A. Stanford
AICP, PEM
Principal Planner

Martha Haglund
AICP
Principal Planner

Abby Carrigan
Planning Intern

Background

At the Planning Commission meeting on August 25, 2026, the Commission discussed potential locations for data centers. After evaluating neighboring communities' dimensional standards, the Commission found that Marion Township's current provisions are more stringent. As a result, the Commission reached a consensus to revise standards to be more permissive, including lot coverage and setbacks, for both the Highway Service District and the Light Industrial District. These revisions are intended to allow for more efficient land use while preventing intensive use from encroaching on nearby residentially zoned districts.

The Commission also noted that the limited number of parcels within the Light Industrial District may inadvertently constrain industrial development. To ensure the Township provides appropriate opportunities for industrial development, the next Master Plan update should include substantial public engagement to help identify appropriate areas for future industrial uses.

The discussion regarding the proposed revisions continued during the September and October Planning Commission meetings. Planning Commission members agreed that the proposed Dimensional Standards were both appropriate and reasonable. A Public Hearing is scheduled for November 24, 2026.

The Process

1. Following the public hearing, the Planning Commission will make a recommendation for either approval or denial. Should further discussion or revisions be necessary, the Commission may opt to postpone a decision and deliberate on the amendments at a future meeting.

2. After the Planning Commission issues its recommendation, the amendments will be subject to review by the Livingston County Planning Commission.

3. Following this review, the Township Board may move forward with final adoption, denial, or propose additional revisions for the Planning Commission's consideration.

Department Information

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Amendments to Dimensional Standards for
The Highway Service District and Light Industrial Districts

Marion Township Zoning Ordinance
Livingston County, Michigan

Draft for Planning Commission Review

MARION TOWNSHIP

ZONING ORDINANCE TEXT AMENDMENT

DIMENSIONAL STANDARDS FOR HIGHWAY SERVICE AND

LIGHT INDUSTRIAL DISTRICTS

An amendment to the Marion Township Zoning Ordinance to amend the dimensional standards for the Highway Service and Light Industrial Zoning Districts.

1. AMENDMENT OF ARTICLE IX: DEFINITIONS

SECTION 9.01 HIGHWAY SERVICE DISTRICT WITH THE FOLLOWING AMENDMENTS. *[Blue, underlined text to be added.* ~~*Red, strikethrough text to be deleted]*~~

E. **Site Development Requirements:** The following minimum and maximum standards shall apply to all uses and structures in the HS: Highway Service District unless they are specifically modified by the provisions of Article VI: General Provisions or Article XVII: Standards for Specific Special Land Uses; or as varied pursuant to Article V: Zoning Board of Appeals.

F.

1. **Minimum Lot Area:** No building or structure shall be established on any parcel less than one (1) acre.

2. **Minimum Frontage:** Each parcel of land shall have frontage of not less than one hundred fifty (150) feet.

3. Yard and Setback Requirements:
   a. **Front yard:** Fifty (50) ~~Eighty (80~~) feet, except that a setback of one hundred (100) feet from the Pinckney Road right-of-way line shall be required.

   b. **Side yards:** Twenty-five (25) feet, except in the case where a lot abuts a residential zoning district, in which case the minimum required side yard shall be one hundred (100)~~thirty-five (35)~~ feet and screening shall be provided in accordance with Section 6.13 B.

   c. **Rear Yard:** Forty (40) feet. Except in the case where a rear yard abuts a residential zoning district, in which case the minimum required rear yard shall be one hundred (100) feet.

4. **Maximum Lot Coverage:** Seventy (70)~~Forty (40~~) percent.

5. **Maximum Height:** Unless otherwise provided in this Ordinance, no principal building shall exceed a height of Fifty (50)~~thirty-five (35)~~ feet measured from the finished grade. Measurement includes roof-mounted mechanical equipment and roof-mounted renewable energy infrastructure.

6. **Performance Standards:**

a. Storage of materials or goods shall be enclosed entirely within a building or shall be enclosed so as not to be visible to the public from any abutting residential district or public street.

b. Vehicle ingress and egress points shall not be closer than seventy-five (75) feet to the intersection of any two (2) public streets or closer than thirty (30) feet to an adjacent driveway.

c. No major repairs or refinishing shall be done outside of the principal building.

d. No lighting shall in any way impair the safe movement of traffic on any street or highway.

e. There must be sufficient on-site storage to accommodate at least two (2) queued vehicles waiting to park or exit the site without using any portion of the public street right-of-way or in any other way interfering with street traffic.

f. Screening at least three (3) feet in height shall be erected to prevent headlight glare from shining onto adjacent residential property. No screening shall in any way impair safe vertical or horizontal sight distance for any moving vehicles.

g. Material that is normally and reasonably discarded from commercial uses of property may be stored outside of an enclosed building for a reasonable time provided that such storage areas are completely screened by an opaque fence of not less than five (5) feet in height.

2. AMENDMENT OF ARTICLE X: INDUSTRIAL DISTRICTS

SECTION 10.01 LIGHT INDUSTRIAL DISTRICT SERVICE WITH THE FOLLOWING TEXT AMENDMENTS:

[Blue, underlined text to be added. ~~*Red, strikethrough text to be deleted]*~~

E. **Site Development Requirements:** The following minimum and maximum standards shall apply to all uses and structures in the LI: Light Industrial District unless they are specifically modified by the provisions of Article VI: General Provisions or Article XVII: Standards for Specific Special Land Uses; or as varied pursuant to Article V: Zoning Board of Appeals.

1. **Minimum Lot Area:** No building or structure shall be established on any parcel less than two (2)~~four (4)~~ acres except in an approved industrial park where minimum lot sizes shall be one (1) acre.

2. **Minimum Frontage:** Each parcel of land shall have continuous frontage of not less than two hundred ~~three hundred thirty~~ (200~~330~~) feet.~~, except in an approved industrial park where each lot shall have continuous frontage of not less than one hundred twenty (120) feet.~~

3. Yard and Setback Requirements:
    a. **Front yard:** Fifty (50)~~One hundred (100)~~ feet. Except a setback of one hundred (100) feet from the Pinckney Road right-of-way line shall be required.

    b. **Side yard**: ~~Eighty (80)~~50 feet, except in the case where a side yard abuts a residential zoning district, in which case the minimum required side yard shall be one hundred ~~fifty~~ (100~~50~~) feet.

    c. **Rear yard:** Forty (40)~~Eighty (80)~~ feet, except in the case where a rear yard abuts a residential zoning district, in which case the minimum required rear yard shall be one hundred ~~fifty~~ (100~~50~~) feet.

    d. **Planned Industrial Parks:** See Section 10.01 B 15 ~~e~~ for ~~t~~ ~~he minimum yard and setback requirements in a~~ planned industrial park standards.

4. **Maximum Lot Coverage:** Seventy (70) ~~Forty (40)~~ percent.

5. **Maximum Height:** Unless otherwise provided in this Ordinance, no principal building shall exceed a height of Fifty (50)~~forty (40~~) feet measured from the finished grade. Measurement includes roof-mounted mechanical equipment and roof-mounted renewable energy infrastructure.

6. **Performance Standards:**
    a. External areas for storage shall be screened on all sides by an opaque fence of not less than five (5) feet in height.

    b. When a side or rear lot line abuts or is adjacent to property located within a residential district, a berm or buffer zone shall be required in addition to the minimum yard requirements, specific driveways and plantings of which shall be determined through the site plan review process. (See Section 6.13.)

    c. **Sound:** The intensity level of sounds shall not exceed the following decibel levels when adjacent to the following types of uses:

Decibels	Adjacent Use	Where Measured
55	Residential Dwellings	Common Lot Line
65	Commercial	Common Lot Line
70	Industrial and Other	Common Lot Line

    The sound levels shall be measured with a type of audio output meter approved by the Bureau of Standards. Objectionable noises due to intermittence, beat frequency, or shrillness shall be muffled so as not to become a nuisance to adjacent uses.

d. **Vibration:** All machinery shall be so mounted and operated as to prevent transmission of ground vibration exceeding a displacement of .003 of one inch measured at any lot line of its source.

Zoning District	Site Development Standards (a)							
	Minimum Lot Area (i)(j)	Minimum Lot Frontage (k)	Minimum Required Setbacks (b) (c)			Maximum Lot Coverage	Maximum Building Height	Minimum Dwelling Unit Floor Area
			Front (d)	Side (e)	Rear			
Rural Residential, RR Unplatted Parcels	2 acres	150 feet	70 feet	15 feet each side	25 feet	35 percent	35 feet	See (g)
Subdivision Lots or Condominium Units	1 acre	120 feet	70 feet	15 feet each side	25 feet			
Suburban Residential, SR (Amended 3-25-03)	32,670 Sq. Ft (h) (0.75 acres)	120 feet	70 feet	15 feet each side	25 feet	35 percent	35 feet	See (g)
Subdivision Lots or Condominium Units	20,000 Sq. Ft. with public sewer	85 feet with public sewer	35 feet with public sewer					
Urban Residential, UR	15,000 square feet (f) (j)	85 feet (k)	30 feet	15 feet each side	25 feet	35 percent	35 feet	See(g)
Existing Residential Subdivision, ERS-1	18,000 square feet	50 feet	50 feet	10 feet each side	25 feet	35 percent	35 feet	See (g)
Existing Residential Subdivision, ERS-2	1 acre	100 feet	100feet	15 feet each side	25 feet	35 percent	35 feet	See (g)
Manufactured Home Park, MHP District (f)		35 feet						
Highway Service, HS	1 acre	150 feet	5080 feet	25 feet each side(l)	40 feet (l)	7040 percent	5035 feet	--
Light Industrial, LI (m)	24 acres ~~1 acre in an industrial park~~	200~~330~~ feet 120 feet	50~~100~~ feet	5080 feet each side (l)	4080 feet (l)	7040 percent	5040 feet	--
Public Lands, PL	11,000 square feet	75 feet	25 feet	15 feet each side	25 feet	35 percent	35 feet	...

Footnotes to the Schedule of Regulations:

(a) See also Article **XVII** for site development standards for uses permitted by special use permit.

(b) In no case shall any yard setback along the Pinckney Road right-of-way be less than one hundred (100) feet.

(c) See RR District provisions for setbacks for agricultural buildings intended to house animals, pens, and corrals.

(d) All front yard setbacks shall be measured from the edge of the road right-of-way.

(e) Setbacks for the two (2) contiguous sides of a corner lot on public roads shall be equal to the front setback for that zoning district. If one of the contiguous sides abuts a private road and the parcel does not have access to the private road, it will be treated as a side and/or rear yard, whichever applies.

(f) The minimum lot area for a multiple-family and mobile home park developments shall be ten (10) acres.

(g) The minimum floor area for a one-story dwelling shall be 1,000 square feet; a two-story dwelling (including split levels) shall be 1,400 square feet with a minimum 800 square feet on the first floor, not including the basement.

(h) No building or structure shall be established on a parcel less than 32,670 square feet (0.75 acre). A building or structure with public sewer may be established on a parcel of not less than 20,000 square feet providing the frontage of said parcel is not on a major thoroughfare. (Amended 3-25-03)

(i) The minimum lot area shall be the gross lot area as that term is defined in Article 11I-Definitions, of this zoning ordinance. (Amended 12-17-04)

(j) The minimum lot area for two-family dwellings shall be 30,000 square feet.

(k) The minimum lot width for two-family dwellings shall be 135 feet.

~~(k)~~(l) Where a rear or side yard abuts a residential zoning district, the minimum required rear and side yard shall not be less than one hundred (100) feet.

(m) See Section 10.01 B.15 for Planned Industrial Park standards.