

- I. In addition to altering minimum lot area and lot width standards of the underlying zoning district, the Township may also waive, wholly or in part, any usable floor area requirement, setback, or maximum height, specified by the restrictions of the respective Zoning District, if doing so results in:
1. Additional public property in the development and/or public easement on property in the development that is acceptable to the Township, and/or
  2. Public park land, developed in or near the development, that is of sufficient size and appropriately located so as to provide significant public benefit, and/or
  3. Some other public value to the Township.
- J. If a proposed use in a planned unit development is a retail trade, finance, insurance or real estate service, or other similar service and is not listed as a permitted use or a special use in the respective district in which the planned unit development is proposed, the use may still be a part of the planned unit development if the following conditions are met:
1. Operation of the use will be conducted entirely within an enclosed building except for parking, signs, arrival and departure of merchandise or supplies and other activities incidental thereto which are not permanent in nature.
  2. All outside accessory and work areas will be enclosed by a solid wall.
  3. The principal structure will be six-hundred (600) square feet in building area or larger.
  4. The total interior floor area of all principal and accessory structures does not exceed three thousand (3,000) square feet.
- The provisions of this section shall not apply to any of the Les Cheneaux islands unless the proposed use is permitted by the underlying zoning district.
- K. Development under this option shall not be dependent upon the establishment of a public sewer or public water supply system.
- L. County Health Department standards relating to the suitability of groundwater for on-site water supply and the suitability of soils for on-site sewage disposal shall apply.
- M. Restrictions for shared water access specified under Section 6.25 shall apply to open space preservation developments.