

ARTICLE II: ZONING DISTRICTS AND MAPS

SECTION 2:01 ESTABLISHMENT OF DISTRICTS

For the purpose of this Ordinance, West Branch Township is hereby divided into the following zoning districts, which shall be known by the following respective symbols and names:

RR-1:	Rural Residential One
RR-2:	Rural Residential Two
RR-5:	Rural Residential Five
RR-10:	Rural Residential Ten
RP-20:	Resource Production Twenty
LS&R:	Lake Shore and Residential
RS:	Recreational Structure
AP:	Agricultural Production
PA:	Public Area
TD:	Town Development
I:	Industrial

SECTION 2.02: ZONING DISTRICT MAP

The Boundaries of the respective districts enumerated in Section 2.01 are defined and established as depicted on the map entitled, "**Official Zoning Map of West Branch Township**" (copy of map is at the end of Article II) and is an integral part of this Zoning Ordinance. The map, along with all notations and explanatory matter thereon, is as much a part of this Ordinance as if fully described herein.

If changes are made in district boundaries, such changes shall be made in accordance with the provisions of this Ordinance, and shall be incorporated on the "**Official Zoning Map of West Branch Township**". Approval by the Township Board and an entry shall be made on the official Zoning Map of West Branch Township showing the date and official action taken.

One copy of the **Official Zoning Map of West Branch Township** shall be maintained and kept up-to-date by the Township Clerk. The official map shall be accessible to the public and shall be the final authority as to the current zoning status of properties in West Branch Township.

SECTION 2.03: REPLACEMENT OF OFFICIAL ZONING MAP

In the event the official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes, the Township Board may adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. Unless the Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserved, together with all available records pertaining to its adoption or amendment.

SECTION 2.04: APPLICATION OF DISTRICT REGULATIONS

The regulations established within each zoning district shall be the minimum regulations for promoting and protecting the public health, safety and general welfare, and shall be uniform for each class of land or buildings and structures throughout each district. Where there are practical difficulties in the way of carrying out the strict letter of this Ordinance, the Zoning Board of Appeals shall have authority to decide appeals in accordance with Article X, to vary or modify regulations and provisions of this Ordinance so that the intent and purposes of this Ordinance shall be observed, public safety secured and substantial justice done.

SECTION 2.05: SCOPE OF PROVISIONS

- A. Except as may be otherwise provided in this Ordinance, every building and structure erected, every use of any lot, building or structure established, every structural alteration or relocation of an existing building or structure occurring, and every enlargement of or addition to an existing use, building or structure occurring after the effective date of this Ordinance shall be subject to all regulations of this ordinance which are applicable in the zoning district in which such use, building, or structure shall be located.
- B. Uses are permitted by right only if specifically listed as uses permitted by right in the various Zoning Districts. Where not specifically permitted, either by right or conditionally, uses are thereby prohibited unless construed to be similar to an expressly permitted use. The Zoning Administrator shall determine if a use is similar to an expressly permitted use. Any appeals to the Zoning Administrator's interpretation shall be to the Zoning Board of Appeals.
- C. Accessory uses are permitted as indicated for the various Zoning Districts and if such uses are clearly incidental to the permitted principal uses.
- D. The uses permitted subject to special conditions are recognized as possessing characteristics of such unique and special nature (relative to location, design, size, etc.) as necessitating individual standards and conditions in order to safeguard the general health, safety and welfare of the community.

SECTION 2.06 CONFLICTING REGULATIONS

With the exception of Mobile Homes, which are governed by superseding State and Federal Laws, being P.A. 96, of 1987, as amended, and the National Manufactured Housing and Safety Standards Act of 1974, (42 U.S.C. 5401 et seq.), respectively, wherever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions, or limitations than those imposed or required by any other law or ordinance, then the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, then the provisions of such law or ordinance shall govern. No vested right shall arise to the property owner for any parcel or use created in violation of the preceding West Branch Township Interim zoning Ordinance.

SECTION 2.07 DISTRICT RR-1: RURAL RESIDENTIAL ONE

- A. Intent: To establish and maintain a moderately dense residential environment in accessible rural areas. It is designed to accommodate a greater density in areas where direct access to an existing water supply is available.
- B. Permitted Principal Uses:
 - 1. Single family dwellings.
 - 2. Family and Group Day Care Homes.
 - 3. Publicly owned parks.
 - 4. Structures normally associated with single-family dwellings and mobile homes, such as a garage or shed for tools.
- C. Permitted Accessory Uses: Playhouse, pens, bath house, swimming pools, woodshed and sauna.
- D. Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and the issuance of a Conditional Use Permit as provided for in Article VI. Conditional uses in this District shall be permitted only on lots fronting on and with principal driveway access to a paved street and so located, site planned, and designed as to avoid undue noise and other nuisance and dangers.
 - 1. Single family dwellings and mobile homes are permitted on lots with a minimum size of 20,000 sq. ft. under the following conditions:
 - a. Connection to an existing municipal water supply is applied for and approved.
 - b. Private on-site septic systems and/or sanitary facilities have been approved by the Marquette County Health Department.
 - 2. Two family dwellings on lots with a minimum size of 40,000 sq. ft.
 - 3. Multiple family dwellings provided they are located within one-half (1/2) mile and can hook up to a municipal water supply system.
 - 4. Mobile home parks, together with accessory buildings and uses customarily incident thereto, including a residence for the mobile home park owner or operator and his family, but excluding any retail sales of mobile homes unless the same are located upon a developed mobile home site; subject, however to the following conditions and limitations:
 - a. Must be located within one half (1/2) mile of and can hook up to a municipal water system.

- b. All mobile home parks shall comply with the requirements imposed by Michigan Public Act 96 of 1987, as amended, and any and all amendments thereto and with any and all regulations promulgated thereunder by the Michigan Mobile Home Commission and the Michigan Department of Public Health.
 - c. Prospective applicants for a mobile home park are appraised that the Township may wish to enact more stringent standards regulating mobile home parks than the standards set by the Michigan Mobile Home Commission and the Michigan Department of Public Health depending upon the proposed site and project size. Approval for higher standards must first be obtained from the Michigan Mobile Home Commission.
 - d. To apply for such approval, the Township shall first hold a public hearing on the more stringent standard it proposes to adopt. After the public hearing, the Township shall file its proposed standard with the Michigan Mobile Home Commission for review. Included with the proposed standards shall be:
 - 1. A statement indicating the current state standard for which a more stringent standard is being sought.
 - 2. A statement indicating why the Township requires a stricter standard than that set by the State.
 - 3. A statement that the proposed higher standards is not designed to generally exclude mobile homes or persons who engage in any aspect pertaining to the business of mobile homes.
 - e. If the Michigan Mobile Home Commission either approves the proposed standard or fails to disapprove the proposed standard within 60 days after it was filed with Michigan Mobile Home Commission, then the Township may adopt the standard by ordinance.
 - f. Accordingly, the Planning Commission shall render a decision on the Conditional Use Permit for a mobile home park within one hundred eighty (180) days of the public hearing.
- 5. Family day care homes.
 - 6. Township halls, community centers and fire halls.
 - 7. Public utility substations.
 - 8. Home occupations, subject to the conditions of Article III, Section 3.03, B.

SECTION 2.08 District RR-2: Rural Residential Two

- A. Intent: To establish and maintain a residential environment in accessible rural areas in moderately low densities. This district is designed to accommodate residential opportunities for those who are willing to assume the costs of providing an individual potable water supply and a septic system for the treatment of wastewater on the same lot.

- B. Permitted Principal Uses:
 - 1. Single-family dwellings.
 - 2. Two-family dwellings.
 - 3. Family and Group Day Care Homes.
 - 4. Churches.
 - 5. Schools.
 - 6. Publicly Owned Parks.
 - 7. Structures normally associated with single-family dwellings and mobile homes, such as a garage or shed for tools.

- C. Permitted Accessory Uses: Playhouse, pens, bath house, swimming pools, woodshed and sauna.

- D. Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and the issuance of a Conditional Use Permit as provided for in Article VI. Conditional uses in this district shall be permitted only on lots fronting on and with principal driveway access to a paved street and so located, site planned, and designed as to avoid undue noise and other nuisance and dangers:
 - 1. Child or Day Care Centers.
 - 2. Township halls, community centers and fire halls.
 - 3. Elevated water storage tanks, wastewater treatment facilities.
 - 4. Cemeteries.
 - 5. Public utility substations.
 - 6. Unlighted golf courses.
 - 7. Multiple family dwellings.
 - 8. Light agricultural activities may be permitted on parcels of five acres or more.
 - 9. Home Occupations, subject to the conditions of Article III Section 3.03, B.

SECTION 2.09: DISTRICT RR-5: RURAL RESIDENTIAL FIVE

- A. Intent: To establish and maintain an alternative residential environment in accessible rural areas at very low densities. Soil and natural conditions vary throughout the area from substantial wood lots to farms and locations within this district are considered to be suitable for predominantly rural, scattered site development.
- B. Permitted Principal Uses:
1. Single-family dwellings.
 2. Mobile Homes.
 3. Churches.
 4. Schools.
 5. Cemeteries.
 6. Public and private recreational facilities including parks and playgrounds.
 7. Light agricultural activities.
 8. Traditional agricultural activities on tracts of 20 acres or more.
 9. Structures normally associated with single-family dwellings and mobile homes, such as a garage or shed for tools.
- C. Permitted Accessory Uses: The following are permitted accessory uses:
1. Playhouse, pens, bath house, swimming pools, woodshed and sauna.
 2. Accessory uses of structures clearly incidental to the permitted intensity of the agricultural activity on the site.
 3. One agricultural produce stand for the sale of farm produce, specialty crops such as tree fruits, nuts berries and the like, or foodstuffs made from such products, providing it is raised on the property.
- D. Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and the issuance of a Conditional Use Permit as provided for in Article VI.
1. Commercial recreational facilities including golf courses, commercial stables, race tracks, motorcycle hill-climbing sites, go-cart and/or similar facilities.
 2. Storage yards, transformer stations, substations, microwave relay towers, commercial freestanding towers, and similar facilities associated with public service uses and facilities.
 3. Veterinarian offices and animal clinics.
 4. Child or Day Care Centers.
 5. Home occupations, subject to the conditions of Article III, Section 3.03, B.
 6. Camps, campgrounds, day camps and similar recreation facilities.
 7. Mineral extraction, subject to the provisions of sections 3.13 to 3.15.

SECTION 2.10: DISTRICT RR-10: RURAL RESIDENTIAL TEN

- A. Intent: To protect and maintain established settlement patterns and to encourage very low density residential development within year around accessible rural areas, allowing individuals to pursue light agricultural activities along with the raising of livestock for seasonal recreation and enjoyment. Private on site potable water supplies and wastewater treatment systems are expected and shall be provided by individual owners. Public services and/or facilities are limited to the basic essentials of county road access, electric power and telephone utilities.
- B. Permitted Principal Uses:
1. Single family dwelling units.
 2. Family and Group Day Care Homes.
 3. Recreational structures.
 4. Churches.
 5. Schools.
 6. Growing and harvesting of timber
 7. Light agricultural activities.
 8. Traditional agricultural activities on 20 or more acres.
 9. Public and private recreational facilities including parks, winter sports facilities, trails, and playgrounds.
 10. Stables.
 11. Veterinarian offices and animal clinics.
 12. Winter sports, day camps, campgrounds and golf courses and similar facilities.
 13. Structures normally associated with single-family dwellings and mobile homes, such as a garage or shed for tools.
- C. Permitted Accessory Uses: The following are permitted accessory uses:
1. Playhouse, pens, bath house, swimming pools, woodshed and sauna.
 2. Accessory uses or structures clearly incidental to the permitted intensity of the agricultural activity on the site.

3. One agricultural produce stand for the sale of farm produce, specialty crops such as tree fruits, nuts, berries and the like, or foodstuffs made from such products, providing it is raised on the property.

D. Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and the issuance of a Conditional Use Permit as provided for in Article VI.

1. Resorts and lodges.
2. Gun clubs, rifle, trap and pistol ranges, hunting or shooting preserves on tracts of 40 acres or more.
3. Commercial free standing towers.
4. Commercial recreational facilities including race tracks, motorcycle hill climbing sites, go-cart tracks and similar facilities.
5. Storage yards, transformer stations, substations, microwave relay towers and similar facilities.
6. Intensive agricultural activities.
7. Child or Day Care Centers.
8. Home occupations, subject to the conditions of Section 3.03, B.
9. Mineral extraction and accessory structures and uses normally associated with the operation of the mineral extraction process, subject to Sections 3.13 through 3.15.
10. Small kennels subject to the conditions of Section 3.03, B-9.

SECTION 2.11: DISTRICT RP-20: RESOURCE PRODUCTION TWENTY

- A. Intent: To establish and maintain very low density rural areas which because of their location, potential mineral content, accessibility, natural characteristics and potentially high cost of providing public services for intensive uses are suitable for a wide range of forestry, agriculture, mineral extraction, natural resource and recreational uses. Governmental services may not be provided on a year-round basis or may not be provided at all.
- B. Permitted Principal Uses:
1. The growing and harvesting of timber.
 2. Parks, winter sports facilities, and trails.
 3. Recreational structures.
 4. Stables.
 5. Light agricultural activities.
 6. Traditional agricultural activities.
 7. Structures normally associated with single-family dwellings and mobile homes, such as garage or shed for tools.
 8. Wood Yards
- C. Permitted Accessory Uses: The following are permitted accessory uses:
1. Playhouse, pens, bath house, swimming pools, woodshed and sauna.
 2. One agricultural produce stand for the sale of farm produce, specialty crops such as tree fruits, nuts, berries and the like, or foodstuffs made from such products, providing it is raised on the property.
 3. Accessory uses and structures normally associated with the operation of a mineral extraction process.
- D. Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District, by the application for and the issuance of a Conditional Use Permit as provided for in Article VI.
1. Single family dwellings and mobile homes, on parcels of 10 acres or more provided that electrical service and direct, legal access to a road maintained year round is available.
 2. Gun clubs, rifle, trap and pistol ranges, hunting or shooting preserves on tracts of 40 acres or more.

3. Commercial free standing towers.
4. Commercial recreational facilities including golf courses, race tracks, motorcycle hill climbing sites, go-cart tracks and similar facilities.
5. Resorts and lodges.
6. Storage yards, transformer stations, substations, microwave relay towers and similar facilities associated with public service uses or facilities.
7. Intensive agricultural activities.
8. Family and group day care homes.
9. Child or Day Care Centers.
10. Home occupations, subject to the conditions of Section 3.03, B.
11. Small and large kennels subject to the conditions of Section 3.03. B, 9.
12. Campgrounds, day camps.
13. Mineral extraction.
14. Junkyards

SECTION 2.12: DISTRICT LS&R: LAKE SHORE AND RESIDENTIAL

- A. Intent: To establish and maintain for residential and recreational uses those areas with frontage on inland lakes and rivers which, because of existing development , natural characteristics and accessibility, are suitable for development of this type.

- B. Permitted Principal Uses:
 - 1. Single family dwellings.
 - 2. Mobile homes.
 - 3. Recreational structures.
 - 4. Structures normally associated with single-family dwellings and mobile homes, such as a garage or shed for tools.

- C. Permitted Accessory Uses: Playhouse, pens, bath house, swimming pools, woodshed and sauna.

- D. Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and the issuance of a Conditional Use Permit as provided for in Article VI:
 - 1. Marinas, boat liveries, bathing facilities, fishing piers, resorts, lodges and associated facilities, when located and designed so as to not unreasonably interfere with, degrade or decrease the enjoyment of existing uses of nearby land.
 - 2. Child or Day Care Centers.
 - 3. Home occupations, subject to the conditions of Article III, Section 3.03, B.

SECTION 2.13: DISTRICT RS: RECREATIONAL STRUCTURE

- A. Intent: To establish and maintain areas for recreational and/or seasonal uses. The District is designed for areas with frontage on inland lakes and rivers, which because of their natural characteristics, accessibility, and high cost of providing public services, are suited for less intensive development than the LS&R District and are intended for recreation and/or seasonal use only. Governmental services may not be provided on year-round basis or may not be provided at all.

- B. Permitted Principal Uses:
 - 1. Recreational structures.
 - 2. Structures normally associated with single-family dwellings and mobile homes, such as garage or shed for tools.

- C. Permitted Accessory Uses: The following are permitted accessory uses:
 - 1. Playhouse, pens, bath house, swimming pools, woodshed and sauna.

- D. Conditional Uses Authorized by Permit: The following seasonal uses of land and structures may be permitted in this District by application for and the issuance of a Conditional Use Permits as provided for in Article VI.
 - 1. Marinas, boat liveries, bathing facilities, fishing piers, resorts, lodges and associated facilities, when located and designed so as to not unreasonable interfere with, degrade or decrease the enjoyment of existing uses of nearby land.

SECTION 2.14: DISTRICT AP: AGRICULTURAL PRODUCTION

- A. Intent: To maintain and preserve for agricultural productivity purposes those lands which because of their soil characteristics, drainage, potential mineral content and other factors, are especially well suited for farming, dairying, growing of crops, other similar agricultural operations and forestry operations, and to ensure that uses within this District are retained for agricultural purposes.
- B. Permitted Principal Uses:
1. Light agricultural activities.
 2. Traditional agricultural activities.
 3. Timber production.
 4. Single-family dwellings.
 5. Structures normally associated with single-family dwellings and mobile homes, such as a garage or shed for tools.
- C. Permitted Accessory Uses: The following are permitted accessory uses:
1. Playhouse, pens, bath house, swimming pools, woodshed and sauna.
 2. One agricultural produce stand for the sale of farm produce, specialty crops such as tree fruits, nuts, berries and the like, or food stuffs made from such products, provided it is raised on the property;
 3. Accessory structures normally associated with single-family dwellings, such as a playhouse, pens, boat house, swimming pools, saunas, and woodsheds.
- D. Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District, by the application for and the issuance of a Conditional Use Permit as provided for in Article VI:
1. Intensive agricultural activities.
 2. Commercial riding or boarding stables.
 3. Gun clubs, rifle, trap and pistol ranges on tract of 40 acres or more.
 4. Commercial free standing towers.
 5. Storage yards, transformer stations, substations, microwave relay towers and similar facilities associated with public service uses or facilities.
 6. Veterinarian offices, and animal clinics.

7. Facilities for bulk feed, seed or fertilizer sales, storage or mixing.
8. Bulk food processing facilities and operations.
9. Farm equipment sales, service or repair.
10. Single-family homes may be permitted on lots of five (5) acres or more provided that the Planning Commission determines that all of the following standards are fulfilled:
 - a. On site soils and conditions are suitable and capable of supporting potable water wells and septic systems approved in accordance with the requirements of the Marquette County Sanitation Code,
 - b. The sites are adjacent with a public road maintained year-round.
 - c. Electrical service to the site provided.
11. Home occupations, subject to the conditions of Article III, Section 3.03, B.
12. Small and large kennels subject to the conditions of Section 3.03, B, 9.

SECTION 2.15: DISTRICT PA: PUBLIC AREA

- A. Intent: To establish and preserve appropriate areas for Township, public or quasi public uses which are designed to serve the entire Community or specific sections of it, and to allow the Township the necessary flexibility to address specific land use proposals regarding public areas and to make informed decisions in the best interests of the public health, safety and welfare of the Township and its residents.

- B. Permitted Principal Uses:
 - 1. Municipal public health facilities.
 - 2. Municipal buildings.
 - 3. Municipal recreation areas, parks, trails, paths and/or other similar facilities.
 - 4. Community School District facilities.
 - 5. Federal, State or County managed land.
 - 6. Cemeteries.

- C. Permitted Accessory Uses: The following are permitted accessory uses:
 - 1. Any accessory use deemed appropriate by the Planning Commission for Township or public purposes.

- D. Conditional Uses Authorized by Permit: The following uses of land and structure may be permitted in this District, by the application for and the issuance of a Conditional Use Permit as provided for in Article VI:
 - 1. Public utility substations.
 - 2. Municipal water/waste water facilities.
 - 3. Transfer stations.

SECTION 2.16: DISTRICT TD: TOWN DEVELOPMENT

- A. Intent: To establish a transition district for residential, retail and service establishments, and certain governmental uses that are compatible with a small town setting serving residents and tourists. This district is designed for small, unincorporated town areas where a mix of residential and retail is in accord with established patterns of land use and the needs of nearby residents.
- B. Permitted Principal Uses:
1. Single-family dwellings.
 2. Two-family dwellings.
 3. Cemeteries.
 4. Township halls.
 5. Community centers.
 6. Fire halls.
 7. Elevated water storage tanks.
 8. Post offices.
 9. Offices.
 10. General retail sales to the consumer, production may occur on the premises provided all goods on the premises must be sold on the premises.
 11. Restaurants, grills, cafes.
 12. Personal services.
 13. Family and Group Day Care Homes.
- C. Permitted Accessory Uses: The following are permitted accessory uses:
1. Accessory structures normally associated with residential dwellings such as private garage, shed for yard tools, playhouse, pens, boat house, swimming pools, woodshed, and sauna.
 2. Any structural or mechanical building customarily incidental to the permitted principal use.
 3. Signs, as required and subject to the regulations established in Article IV.

D. Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this District by application for and the issuance of a Conditional Use Permit as provided for in Article VI:

1. Churches.
2. Schools.
3. Private and public parks and similar recreational facilities.
4. Multiple family dwellings located on parcels containing a minimum 40,000 sq. ft.
5. Nursing homes.
6. Road Commission and public works buildings and maintenance/storage facilities.
7. Motor vehicle sales and service.
8. Motor home, camper, recreational vehicle and boat sales and service.
9. Construction and farm equipment sales and service.
10. Hotels and motels.
11. Gas stations.
12. Automotive repair garage.
13. Laundromats.
14. Child or Day Care Centers.
15. Bars, taverns, nightclubs.
16. Home occupations, subject to the conditions or Article III, Section 3.03, B.

SECTION 2.17: DISTRICT I: INDUSTRIAL

- A. Intent: This district is designed for manufacturing, assembling and fabricating businesses and commercial activities which cause a minimum of adverse effect beyond the boundaries of the site upon which they are located.
- B. Permitted Principal Uses:
1. Industrial manufacturing and operations for the servicing, compounding, fabrication, assembling or treatment of articles or merchandise which do not emanate noise, smoke, odors, dust, dirt, noxious gasses, glare, heat, vibration or psychological ill effects which would create a nuisance to owners or occupants of surrounding premises. Such manufacturing operations shall be contained within fully enclosed buildings except for the following permissible outdoor activities:
 - a. Outdoor storage in the rear yard area shall not exceed 20% of the square foot area of the principal building upon the premises and must be screened from the adjoining premises of a higher use district classification and also from public streets by a solid fence, wall, or natural screening as approved by the planning commission.
 - b. Delivery operations to and from said business.
 - c. Such other temporary outdoor storage as may be allowed under a dimensional and/or variance permit granted by the Zoning Board of Appeals where, in its discretion, the same would not create a nuisance to adjoining property owners. Such activities shall be in accordance with the intent of zoning classification district and shall create minimum adverse impact on adjoining premises. Compatible land uses which do not require large land areas for isolation or protection are encouraged.
 2. Contractor yards and shops.
 3. Warehousing.
 4. Auto body and paint shops.
 5. Lumber yards.
 6. Sawmills.
 7. Research laboratories.

- C. Permitted Accessory Uses: The following are permitted accessory uses:
1. Any structural or mechanical building or use customarily incidental to the permitted principal use.
 2. Signs, as required and subject to the regulations established in Article IV.
- D. Conditional Uses Authorized by Permit: The following uses of land and structures may be permitted in this district by application for and the issuance of a Conditional Use Permit as provided for in Article VI, or as follows:
1. A complex or development of a multiple number of industrial type uses which does not comply with all conditions and limitations pertinent thereto, but which still complies with the spirit of this Ordinance as determined by the West Branch Township Planning Commission.
 2. Junkyards.