

SECTION 10.70.15 PRIVATE CLUBS, LODGES AND RENTAL HALL FACILITIES (NOT INCLUDING CONSERVATION OR GUN CLUBS):

- A. Retail sales to guests only may be permitted, but there shall be no external evidence of any commercial activity, however incidental, nor any access to any space used for commercial activity from other than within the building.
- B. The lot shall be located so as to abut a collector street, secondary thoroughfare, or major thoroughfare, with at least one (1) property line.
- C. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the same area.
- D. Public access to the principal business shall be located so as not to conflict with access to adjacent uses.
- E. Will not be hazardous or disturbing to existing or future neighboring uses and will not involve activities that will create excessive noise, smoke, fumes, glare or odors.
- F. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection and refuse disposal or that the persons responsible for the establishment shall be able to provide adequately any such service.
- G. All indoor and outdoor activities associated with a private club, lodge or rental hall shall be located no nearer than one hundred (100) feet to any property line.
- H. The Raisin Charter Township Planning Commission shall establish the hours of operation for such activity to the Township Board for approval. In establishing hours of operation, the Planning Commission shall consider:
 - 1. The proximity of residential uses to the subject parcel.
 - 2. The potential for residential development in the general vicinity of the subject parcel (the potential for residential development results from the presence of residential zoning districts and through the policies set forth in the Raisin Charter Township Land Use Plan).