



STONE PILLAR AND FENCE INFORMATION



REVISED 02/12/2015

REGULATIONS

WHAT IS CONSIDERED AN OUTDOOR SOLID FUEL BURNING FURNACE?

Any equipment, device or apparatus which is installed, affixed or situated outdoors, for the primary purpose of combustion of solid fuel to produce heat or energy comprising a component of a heating system used to provide heat to a principal dwelling only.



REQUIREMENTS

The use of outdoor solid fueled burning furnaces may provide an economical alternative to conventional heating systems. Concerns have been raised, however, regarding the impacts of these heating devices, particularly the production of offensive odors and effects of uncontrolled smoke emissions. In addition, physical and operational factors unique to outdoor solid fuel burning furnaces heighten the possibility that people are exposed to wood smoke in both outdoor and indoor environments as stated in the "Assessment of Outdoor Wood-fired Boilers" published by the Northeast States of Coordinated Air Use Management (March, 2006). This ordinance is intended to ensure that outdoor solid fuel burning furnaces are utilized in a manner that does not create a nuisance to adjacent parcel owners and are not, to the extent possible, detrimental to the health, safety and general welfare of township residents.

INSTALLATION

All outdoor solid fuel burning furnaces shall be installed, operated and maintained according to the manufacturer's instructions, as well as any requirements within the State of Michigan mechanical code and Thomas Township Zoning Ordinance.



PERMITTED FUEL

Only firewood, corn, coal and untreated lumber are permitted to be burned in any outdoor solid fuel-burning furnace. Burning of any and all other materials is strictly prohibited. No outdoor solid fuel-burning furnace shall be utilized as a waste incinerator.

BURNING REQUIREMENTS

All boilers comprising a solid fuel-burning furnace shall be completely enclosed. All Furnace exhausts shall have a spark arrester.

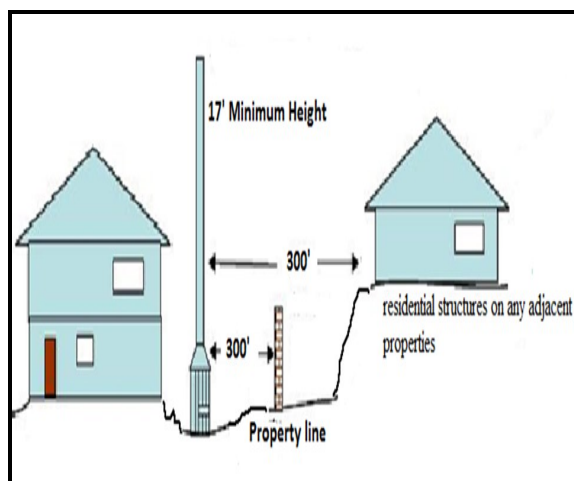
SETBACKS

Outdoor solid fuel burning furnaces shall meet the following minimum setbacks:

- All outdoor burning furnaces must be located behind the principal dwelling on the property.
- From any side or rear lot lines the setback is 300 feet.
- From residential structures on any adjacent properties the setback is 300 feet.

STACK HEIGHT

The stack height must be equal to the highest part of an adjacent roof on adjacent parcels to the subject parcel. In no case shall it be lower than seventeen (17') feet in height. If no homes are adjacent to the subject parcel, the closest home will be used.



STORAGE OF WOOD OR OTHER SOLID FUEL

Square footage occupied by fuel shall be considered to be that of any accessory structure or building. Side, front and rear yard setbacks apply per the district in which the storage is located and shall be subject to the provisions of the accessory structure regulations, and maintained in accordance with Section 3.5a. Of the Thomas Township Zoning Ordinance as follows:

ACCESSORY STRUCTURE SIZE

In a residential R-1, R-2 district, only two (2) accessory structures are permissible. Please see the Zoning ordinance for further information.

ACCESSORY STRUCTURE HEIGHT

In an R-1 or R-2 district, the height for the side wall as measured from the plate and may not exceed a total height of seventeen (17) feet. For all other districts, see the Zoning Ordinance,

PLACEMENT ON PROPERTY

- In a **front yard**: No accessory structure (attached or detached) shall project into any front yard.
- In a **rear yard**: No accessory structure including detached garages shall be closer than five (5') feet to the rear lot line.
- In a **side yard**: No accessory structure, including garages, shall be erected closer to any side lot line than the permitted distance within that district for principal buildings except in a residential district, where an accessory structure is located ten (10') feet or more to the rear of the principal structure, then the accessory structure shall be no closer than six (6') feet to the side lot line.
- On a **corner lot**: No accessory structure shall be closer to the side street lot line than the side yard setbacks of the principal building on the lot. Where the rear line of a corner lot coincides with the sideline of an adjoining lot in a residential district, an accessory structure shall be no closer than six (6') feet to the common line.

NUISANCE CONDITIONS

Outdoor solid fuel burning furnaces must be used in a manner that does not create a nuisance to adjacent parcel owners. Wet or chemically treated wood cannot be burned.

