

Public Hearing
Approved Amendments
PH. 12/09/2021
Pub. 12/27/21
Eff. 01/26/2022

ARTICLE 3
DEFINITIONS

- Revise** 3.02 **ACCESSORY BUILDING**
- A building, including shipping containers, ***on-site ground based solar panels, building mounted solar collectors and*** metal carports, subordinate to and located on the same lot with a main building or to the use of the land that is not attached by any part of a common wall or common roof to the main building.
- Revise** 3.06 **ANIMALS**
- C. Poultry, Fowl, Rabbits: Chickens, turkeys, ducks, geese, guinea fowl, pigeons, pheasants, rabbits. ***Excludes roosters in R-1, R-2 and Commercial***
- Revise** 3.47 **LOT/PARCEL**
- Land occupied or to be occupied by a principal use and its accessory buildings having the required frontage on a street. Lot area shall not include any part of a public right-of-way. ***Two parcels separated by a road can, by affidavit recorded in Mason County, be considered abutted for zoning purposes only.*** In the case of a site condominium, the units must meet the requirement of a lot under the ordinance and shall then be considered to be the equivalent of a lot.
- (Revised 11/15/2021)
- ADD** 3.38A **HABITAL DWELLING**
- A building containing a dwelling unit that has been issued a Certificate of Occupancy by the Mason County Building Inspector and which is safe, closed against the weather, fit for its intended use as a residence and served by running water, sanitary sewer facilities, heating and electricity.***
- ADD** 3.72A **SHORT TERM RENTALS**
- Any short term dwelling unit or portions thereof, in which the owner does not reside, that is available for use for accommodations or lodging of guests,***

paying a fee or other compensation for a period of less than thirty consecutive days. Resorts, motels and certified bed and breakfast establishments are not included. See Article 28 for standards.

ADD 3.75.5 SOLAR PANELS

A panel designed to absorb the sun's rays as a source of energy for generating electricity or heating.

a. On-Site Ground Based Solar Panels

A solar collector with a base or foundation directly attached to the ground.

b. Building Mounted Solar Collection Panels

Any solar collector mounted on roof or side walls of a main or accessory building.

**ARTICLE 4
GENERAL PROVISIONS**

4.01 GENERAL REGULATIONS

Revise No building, fence, or structure shall be erected nor shall any existing building be altered, enlarged, moved, or rebuilt without the issuance of a zoning permit. ~~excluding accessory buildings under (200) two hundred square feet.~~ Also, no open space surrounding any building shall be encroached upon or reduced in any manner except in conformance with the yard, lot, area, and building location regulations hereinafter designated for the zone in which such building or open space is located except as otherwise specifically provided. No yard or other open space provided about any building for the purpose of complying with the provisions of this ordinance shall be considered as a yard or open space for any other building. The zoning permit shall be valid for a period of 1 year. A zoning permit issued for which all construction has not been completed within one year shall expire automatically and all work on the project shall cease until the zoning permit is renewed. A permit expiring automatically pursuant to this sub-section shall, upon reapplication, be renewable annually for a fee as set by the Township Board of Trustees.

4.06 ACCESSORY BUILDINGS AND STRUCTURES

Revise **B. Accessory Buildings:**

Delete ~~**2. Small Storage Building: Accessory building under (100) square feet do not require a zoning permit but must conform to all set back requirements and to all other requirements for accessory building, and shall be included for determining the maximum total size of all accessory building under Subsection B (See Article 4, Section 4.01 and 4.03, Page 4-1 and Article 14, Section 14.06, Page 14-4).**~~

Revise(from 3 to 2.) **2. Exterior Lighting:** Exterior lighting affixed to accessory buildings shall be of full cut off type and adjusted to minimize light trespass and glare.

Approved by PC 11/15/2021

4.08 HEALTH, SANITATION, AND WELFARE REGULATIONS

Revise E. ~~Camping, including the residential use of tents, trailers, tent campers, motor homes, or similar camping accommodations, is prohibited within the township except in licensed campgrounds that are authorized under this ordinance and approved by the county health department; however, an individual and his or her immediate family may use land within the township owned by said person and upon which a dwelling house exists for temporary camping purposes for a maximum of 90 days in any year, providing that water (well and/or pump or public water service) and sanitary sewer (septic tank, dry well, and tile field or public sewer) are available on the property for their use.~~

Add *under the following conditions:*

- a. Camping is allowed in licensed campgrounds within the township that are authorized under this ordinance and approved by the county health department.*
- b. Temporary camping is allowed by a property owner and his or her immediate family members for no more than ninety (90) days in any calendar year upon land within the township that is owned and occupied by the property owner and which a habitable dwelling exists, provided that separate water (well and pump or public water service) and sanitary sewer (septic tank, dry well, and tile field or public sewer) facilities approved by the county health department are available on the property for their use. Such water and sanitary sewer facilities must be separate from and in addition to the water and sanitary sewer facilities serving the habitable dwelling. Under no circumstances shall more than one (1) camper, trailer, tent, tent camper, motor home or similar camping accommodation be used for temporary camping on the property under this subsection.*
- c. No more than one (1) camper, tent, trailer or recreational vehicle may be allowed for temporary occupancy purposes pursuant to Section 4.08 (F) during the construction of an on-site principal dwelling, but only in strict accordance with the regulations set forth in Section 4.08 (F)*

Approved by PC 9/13/2021

4.15 HOME OCCUPATIONS AND REGULATIONS

- Delete* A. ~~For any home occupation request, a statement of intent form shall be submitted to the zoning administrator, which details the scope of the home occupations. This form shall accompany the application.~~
- Delete* B. ~~No more than one other person other than members of the family residing in the dwelling shall be engaged in the conduct of the home occupation.~~
- A. The use of the dwelling unit or related structure for a home occupation shall be clearly incidental and subordinate to its use for residential purposes. The home occupation shall not occupy more than 20 percent of the above-ground floor area of the dwelling unit or 300 square feet, whichever is greater. This requirement shall apply whether the home occupation is contained wholly within the dwelling or utilizes a garage.
- B. There shall be no change in the outside appearance of any building or premises, or other visible evidence of the conduct of such home occupation, excluding signs. Signs are permitted under Article 3; Section 3.58.
- C. Pre-final product materials and the final product of the home occupation shall not be displayed in a manner that is visible to the general public.
- Delete* E. ~~The home occupation shall be operated in its entirety within the principal dwelling unit, attached or detached garage. Pre-final product materials and the final product of the **home occupation shall not be displayed in a manner that is visible to the general public.**~~
- Revise* D. The dwelling unit, or related structure, housing the home occupation shall meet the minimum dimensional regulations as required pursuant to the district in which the home occupation is to be located. ~~**No accessory structures shall be used for such purposes.**~~
- E. There shall be no sale of products or services except as are produced on the premises by such operation. This does not preclude the storage of products not produced on the premises provided that such storage does not exceed the above-stated floor area requirement or constitute a reasonably foreseeable hazard to the occupants or others.
- F. Adequate off-street parking shall be provided on the premises of the home occupation.
- G. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses of the premises. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or cause fluctuation in line voltage off the premises.
- H. Any hazardous waste stored or created by the home occupation must be disposed of properly.

Approved by PC 5/10/2021

ARTICLE 7

"A" AGRICULTURAL, RURAL, OPEN SPACE DISTRICT

7.02 PERMITTED USES

Revise F. Home occupations. ~~Property owner must submit an application to the Zoning Administrator detailing the scope of the home occupation.~~

ADD L. *Building Mounted Solar Collection Systems*

1. *Collector shall be mounted and remain within the perimeter of the building structure.*
2. *Collector shall be of same make and model for continuity of looks.*
3. *All collectors must comply with all building and electrical codes and other applicable codes.*
4. *Wiring and plumbing shall be place underground where possible.*
5. *All solar related equipment shall be removed within 12 months of the date use discontinues.*
6. *At the request of the township the owner shall provide proof that solar collection systems are still operational.*

ADD M. *On-Site Ground-Based Solar Panels*

1. *Ground-mounted solar energy systems are only permitted in the side and rear yards.*
2. *Ground-mounted solar energy systems may not extend into the side yard or rear yard setback when oriented at any designed tilt angle.*
3. *Ground-mounted solar energy collectors shall not exceed 12 feet in height measured from the ground at the base of such equipment. The height of the ground-mounted solar energy collector shall be measured from ground level to the highest point of the solar panel.*
4. *The total area of ground-mounted solar energy collectors shall be included in the calculations to determine lot coverage and shall not exceed the maximum lot coverage.*
5. *All collectors must comply with all building and electrical codes and other applicable codes.*
6. *Wiring and plumbing shall be placed underground where possible.*
7. *All solar related equipment shall be removed within 12 months of the date use discontinues.*
8. *At the request of the township the owner shall provide proof that the solar collection system is operational.*
9. *Screening should be provided for back and/or side of collectors if located within 200 feet of other residences.*

ARTICLE 8

"R-1" LOW DENSITY RESIDENTIAL DISTRICT

8.02 PERMITTED USES

Revise E. Home occupations. ~~Property owner must submit an application to the Zoning Administrator detailing the scope of the home occupation.~~

Revise F. Animals

3. Poultry, Fowl, Rabbits: *(Excludes Roosters)*

ADD I. *Short Term Rentals (see Article 28 for standards)*

ADD J. *Building Mounted Solar Collection Systems*

1. *Collector shall be mounted and remain within the perimeter of the building structure.*
2. *Collector shall be of same make and model or close on surface for continuity of looks.*
3. *All collectors must comply with all building and electrical codes and other applicable codes.*
4. *Wiring and plumbing shall be place underground where possible.*
5. *All solar related equipment shall be removed within 12 months of the date use discontinues.*
6. *At the request of the township the owner shall provide proof that solar collection systems are still operational.*

ADD K. *On Site Ground-Based Solar Panels - For the R-1 and R-2 Zoning Districts ground-mounted solar energy collectors requiring lot coverage of 10 percent or less shall be considered an accessory building/use.*

1. *Ground-mounted solar energy systems are only permitted in the side and rear yards.*
2. *Ground-mounted solar energy systems may not extend into the side yard or rear yard setback when oriented at any designed tilt angle.*
3. *Ground-mounted solar energy collectors shall not exceed 12 feet in height measured from the ground at the base of such equipment. The height of the ground-mounted solar energy collector shall be measured from ground level to the highest point of the solar panel.*
4. *The total area of ground-mounted solar energy collectors shall be included in the calculations to determine lot coverage and shall not exceed the maximum lot coverage.*

5. *All collectors must comply with all building and electrical codes and other applicable codes.*
6. *Wiring and plumbing shall be placed underground where possible.*
7. *All solar related equipment shall be removed within 12 months of the date use discontinues.*
8. *At the request of the township the owner shall provide proof that the solar collection system is operational.*
9. *Screening should be provided for back and/or side of collectors if located within 200 feet of other residences.*

8.03 SPECIAL LAND USES

Revise

H. Animals

2. Poultry, Fowl, Rabbits: *(Excludes Roosters)*

ADD

L. *On-Site Ground Based Solar Panels*

Special Land Use is needed for ground-mounted solar energy collectors requesting lot coverage over 10 percent. (Side or rear yard only)

ARTICLE 9

“R-2” MEDIUM DENSITY RESIDENTIAL DISTRICT

9.03 SPECIAL LAND USES

Revise

K. *Camps (Minimum lot size of 10 acres – See Article 19 for Design Standards)*

ADD

R. *On-Site Ground-Based Solar Panels (See Article 19 for Design Standards)*

Special Land Use is needed for ground-mounted solar energy collectors requesting lot coverage over 10 percent. (Side or rear yard only)

ARTICLE 10
"R-3" RESIDENTIAL MOBILE HOME PARK DISTRICT

10.02 PERMITTED LAND USES

Revise C. Home Occupations. ~~Property owner must submit an application to the Zoning Administrator detailing the scope of the home occupation~~

10.03 SPECIAL LAND USES

ADD H. *On-Site Ground-Based Solar Panels*

Special Land Use is needed for ground-mounted solar energy collectors requesting lot coverage over 10 percent. (Side or rear yard only)

ARTICLE 11
"PR" PUBLIC RECREATIONAL AND OPEN SPACE DISTRICT

11.04 SPECIAL LAND USES

ADD F. *ON-Site Ground-Based Solar Panels*

Special Land Use is needed for ground-mounted solar energy collectors requesting lot coverage over 10 percent. (Side or rear yard only)

ARTICLE 12
"C" COMMERCIAL DISTRICT

12.03 SPECIAL LAND USES

ADD S. *On-Site Ground-Based Solar Panels*

Special Land Use is needed for ground-mounted solar energy collectors requesting lot coverage over 10 percent. (Side or rear yard only)

ARTICLE 19

SPECIAL LAND USES

19.02 DESIGN STANDARDS

ADD E2 Camps

Camp must be licensed as a camp by the State of Michigan, Department of Treasury/Licensing and Regulatory Affairs and that a copy of the licensed be filed with the Township Zoning Administrator when applying for a Special Land Use. Submitted with the Land Use Application will be the inspection reports from the Health Department, Fire Department and Marine Sheriff (if applicable).

- 1. Minimum parcel size - 10 Acres*
- 2. Term of stay by campers- 90 Days*

Site Plan must include all of the following:

- Type of structures (cabin, tent, lean-to)*
- Septic and waste removal/treatment*
- Distance from other properties/setbacks*
- Distance between buildings/campsites*
- Emergency access*
- First aid station*
- Adequate off-street parking*
- Security of property when not in use*

ADD AF On-site Ground-Based Solar Panels

- 1. Ground-mounted solar energy systems are only permitted in the side and rear yards.*
- 2. Ground-mounted solar energy systems may not extend into the side yard or rear yard setback when oriented at any designed tilt angle.*
- 3. Ground-mounted solar energy collectors shall not exceed 12 feet in height measured from the ground at the base of such equipment. The height of the ground-mounted solar energy collector shall be measured from ground level to the highest point of the solar panel.*
- 4. The total area of ground-mounted solar energy collectors shall be included in the calculations to determine lot coverage and shall not exceed the maximum lot coverage.*
- 5. All collectors must comply with all building and electrical codes and other applicable codes.*

- 6. *Wiring and plumbing shall be placed underground where possible.***
- 7. *All solar related equipment shall be removed within 12 months of the date use discontinues.***
- 8. *At the request of the township the owner shall provide proof that the solar collection system is operational.***
- 9. *Screening should be provided for back and/or side of collectors if located within 200 feet of other residences.***

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