

**LAKE TOWNSHIP ZONING ORDINANCE
TABLE OF CONTENTS**

Article I – Preamble.....I-1

Section 1.1 – Title1

1.2 – Purpose1

1.3 – Validity and Severability.....1

1.4 – Conflicting Ordinance of Regulation.....1

1.5 - Repeal of Prior Ordinance.....2

1.6 – Computation of Time2

1.7 – Provisions Not Affected by Headings.....2

1.8 - Amended Michigan Statutes.....2

1.9 – Codification.....2

1.10 – References to Planning and Zoning Commission2

Article II – Definitions II-1

2.1 – Interpretation of Wording.....1

2.2 – Definitions1

2.3 – Words Requiring Special Interpretation26

2.4 – Words Not Defined26

Article III – General Provisions III-1

3.0 – Scope1

3.1 - Access to Public Road.....1

3.2 - Accessory Building as Dwelling.....1

3.3 - Accessory Structure Setbacks1

3.4 – Accessory Use without a Principal Use1

3.5 – Access Lots1

3.6 – Amusement Arcades2

3.7 – Antennas and Satellite Dishes.....2

3.8 – Auto and Boat Dealers.....2

3.9 – Automotive Service Stations.....2

3.10 – Boarding Houses3

3.11 – Boat Dock Limitations3

3.12 – Campgrounds and Travel Trailer Park Campgrounds.....3

3.13 – Conditional Rezoning.....4

3.14 – Corner Lot Setbacks8

3.15 - Damaged Buildings.....8

3.16 – Dwellings, Minimum Dimensions8

3.17 – Dwelling, Minimum Floor Area8

3.18 – Environmental Provisions/Environmentally Sensitive Areas....8

3.19 – Fences, Walls and Screens11

3.20 – Fire Hazards.....11

3.21 – Foster Care Facilities11

3.22 – Gasoline Service Stations.....12

3.23 – Greenbelt Buffer	13
3.24 – Golf Courses.....	13
3.25 – Hazardous Liquid Containment.....	13
3.26 – Height Limitations	13
3.27 – Home Businesses	14
3.28 – Hotels, Motels & Resorts (more than ten (10) units)	22
3.29 – Institutional Structures.....	23
3.30 – Livestock and Pets.....	23
3.31 – Lot and Yard Area Requirements, Exceptions	24
3.32 – Marinas and Canoe Liveries.....	24
3.33 – Mass Gatherings	25
3.34 – Maximum Size of Accessory Structures.....	27
3.35 – Mineral Extraction.....	27
3.36 – Mobile Homes.....	32
3.37 – Mobile Home Parks/Manufactured Housing Communities	33
3.38 – Model Homes.....	33
3.39 – Non-Commercial Storage Buildings.....	34
3.40 – Non –Conforming Uses and Structures.....	34
3.41 – Parking and Loading Regulations.....	35
3.42 – Permit Compliance Surety.....	35
3.43 – Planned Residential Developments/Open Space Preservation	35
3.44 – Pre-Application Conference	37
3.45 – Private Roads	37
3.46 – Prohibited Uses	43
3.47 – Residential Uses in C-1 Commercial District.....	43
3.48 – Sewage Treatment and Disposal.....	44
3.49 – Signs.....	44
3.50 – Site Condominium Subdivision Plan.....	47
3.51 – Structure Setbacks	49
3.52 – Swimming Pools	49
3.53 – Use of Open Space.....	50
3.54 – Vacated Streets.....	50
3.55 – Visibility at Intersection.....	50
3.56 – Warehousing, Commercial Storage.....	50
3.57 – Wind Energy Conversion Systems (WECS)	51
3.58 – Wireless Communication Towers.....	59
3.59 – Yard Sales.....	62
3.60 – Lighting Ordinance	64
3.61 - Solar Panel Ordinance.....	66
3.62 – Outdoor Wood Furnaces.....	68
Article IV Zoning Districts and Map.....	IV-1
4.1 – Districts Established	1
4.2 – Zoning Districts Map	1
4.3 – Interpretation of District Boundaries.....	1
4.4 – Zoning of Vacated Areas	2

4.5 – Zoning of Filled Areas	2
4.6 – Zoning District Changes	2
4.7 – Table of Dimensional Requirements	2
Article V Lakeshore Residential District (LR).....	V-1
5.1 – Intent	1
5.2 – Permitted Uses	1
5.3 – Permitted Uses with Site Plan Approval.....	1
5.4 – Permitted Uses with Special Use Permit	1
5.5 – Lot and Building Requirements	2
Article VI Residential Single Family District (R-1)	VI-1
6.1 – Intent	1
6.2 – Permitted Uses	1
6.3 – Permitted Uses with Site Plan Approval.....	1
6.4 – Permitted uses with Special Use Permit.....	1
6.5 – Lot and Building Requirements	2
Article VII Residential Rural District (R-2).....	VII-1
7.1 – Intent	1
7.2 – Permitted Uses	1
7.3 – Permitted Uses with Site Plan Approval.....	1
7.4 – Permitted Uses with Special Use Permit	1
7.5 – Lot and Building Requirements	2
Article VIII Commercial Resort District (C/R)	VIII-1
8.1 – Intent	1
8.2 – Permitted Uses	1
8.3 – Permitted Uses with Site Plan Approval.....	1
8.4 – Permitted Uses with Special Use Permit	2
8.5 – Lot and Building Requirements	2
Article IX Commercial General District (C-1).....	IX-1
9.1 – Intent	1
9.2 – Permitted Uses	1
9.3 – Permitted Uses with Site Plan Approval.....	1
9.4 – Permitted Uses with Special Use Permit	2
9.5 – Land and Building Requirements	2
Article X Government District (G).....	X-1
10.1 – Intent	1
10.2 – Permitted Uses	1
Article XI Site Plan Review	XI-1
11.1 – Intent and Purpose.....	1
11.2 – Minor and Major Site Plan.....	1

11.3 – Review and Approval.....	1
11.4 – Procedures.....	2
A. Optional Sketch Plan Review for Major Site Plans	2
B. Formal Site Plan Application for Major Site Plans.....	2
C. Action on Application and Plans	4
D. Criteria for Review.....	5
E. Conformity to Approved Site Plan	6
F. Term of Approval for Site Plan.....	7
G. Amendment to Site Plan	7
Article XII Special Land Uses.....	XII-1
12.1 - Intent and Purpose	1
12.2 – Review and Approval.....	1
12.3 – Application Procedures.....	2
12.4 – Standards for Decision.....	3
12.5 – Conditions of Approval.....	4
12.6 – Minor and Major Amendments to a Special Land Use	5
12.7 – Written Decision	6
12.8 – Supplemental Regulations – Sexually Oriented Businesses.....	6
Article XIII Watershed Overlay Districts	XIII-1
A. Crystal Lake Watershed Overlay District	1
13.1 – Intent	1
13.2 – Watershed Overlay District	1
13.3 – Uses Permitted	1
13.4 – Lot Size, Width and Setback	2
13.5 – Approval Process	2
13.6 – Design Requirements	2
B. Platte Lakes Area Management Plan	7
13.7 – Intent	7
13.8 – Definitions	8
13.9 – Water Resources subject to Ordinance Regulation	9
13.10 – District Regulations.....	9
Article XIV Administration and Enforcement	XIV-1
14.1 – Administration	1
14.2 – Zoning Administrator.....	1
14.3 – Land Use Permits.....	2
14.4 – Fees	3
14.5 – Posting of Financial Guarantee	5
14.6 – On-Site Inspection.....	5
14.7 – Lots of Record.....	6
14.8 – Permit Effective Date.....	6
14.9 – Violations and Penalties.....	6
14.10 – Conflicting Regulations.....	7
14.11 – Amendments to this Ordinance	7

14.12 – Public Notification.....	9
14.13 – Public Hearing Procedures	11
14.14 – Recording Secretary.....	11
Article XV Zoning Board of Appeals	XV-1
15.1 – Creation and Membership.....	1
15.2 – Meetings	2
15.3 – Appeals	2
15.4 – Limitations on Authority	3
15.5 – Stay	3
15.6 – Dimensional Variances	4
15.7 – Conditions for a Dimensional Variance	4
15.8 – Zoning Board of Appeals Approval	5
15.9 – Exercising Powers	5
15.10 – Notice of Hearing	5
15.11 – Miscellaneous	6
15.12 – Denial and Re-Submittal.....	6
15.13 – Appeal of Decisions made under this Article	6
Article XVI Certification and Effective Date.....	XVI-1
16.1 – Repeal of prior Ordinance.....	1
16.2 – Savings Clause.....	1
16.3 – Severability.....	1
16.4 – Certification & Effective Date.....	1

APPENDIX

NON-ZONING POLICE POWER ORDINANCES

Junk Ordinance

Consumer Fireworks Ordinance

Aquatic Nuisance Ordinance

Truck Route Ordinance

Prohibition of Recreational Marihuana Establishments

Nuisance Ordinance

Floodplain Management Ordinance (FEMA)