

Proposed Zoning Ordinance Amendments

Definitions

Add the following to Section 3001 Definitions:

Small-scale Nursery Grower – As regulated by the Michigan Department of Agriculture and Rural Development, a person or entity that grows and/or cultivates trees, shrubs, or other plant materials for future sale or use which is limited to less than ¼ acre of outdoor growing area or 200 sq. ft. of greenhouse space.

Nursery Grower – As regulated by the Michigan Department of Agriculture and Rural Development, a person or entity that grows and/or cultivates trees, shrubs, or other plant materials for future sale or use on at least ¼ acre of outdoor growing area or 200 sq. ft. of greenhouse space.

Replace the "Building Height" definition in Section 3001 with the following:

Building Height - For both principal and accessory structures, building height shall be measured from the lowest ground elevation at the base of the structure, to the ridge line if the roof is flat; to the deck line if the roof is a mansard type; and, to the average height between the eaves and the ridge if the roof is a gable, hip, or gambrel type.

Animal Unit – As described in the State of Michigan Generally Accepted Agricultural and Management Practices (GAAMPs), one animal unit is defined as one-thousand (1,000) pounds of live weight.

Temporary Structures

Replace Section 218, Temporary Structure Permit, with the following:

A. Temporary structures - With the exception of recreational vehicles, motorhomes, campers, tents, and similar, any structure which meets any of the following criteria:

1. Is originally designed to be moved from place to place by any means whatsoever, whether on wheels, skids, or otherwise.

2. Is not originally designed to be permanently attached to the real property on which it sits.

3. Any structure not having a permanent foundation.

1. Temporary structures shall comply with the setback standards of the zoning district in which they are located.
 2. No temporary structure shall be allowed to remain longer than six (6) months, unless the Township Board determines that special circumstances exist that warrant an extension.
 3. The building inspector and/or electrical inspector shall review and approve all electrical and utility connections to the temporary structure.
 4. Compliance with all Macomb County Health Department requirements regarding water and on-site sewage disposal.
 5. The temporary structure shall require a financial surety in the manner prescribed in this Ordinance.
 6. Upon issuance of a Certificate of Occupancy for the principal dwelling, the temporary structure must be removed with fourteen (14) days.
- C. Temporary structures shall not be used as a residence without prior review and recommendation by the Township Building Inspector, approval of the Township Board, and compliance with the following:
1. Tents and canopies used for special events (graduation parties, weddings, reunions, etc.), repaired.
 2. A building or structure may be approved for temporary residential use only while damage to the principal dwelling due to fire, flood, ice, wind, or other natural disaster is being repaired.
 3. A building or structure may be approved for temporary residential use when a building permit has been issued for construction, major repair, or remodeling of a dwelling unit.
 4. Recreational vehicles, for personal use, are exempt from these provisions.
- B. No temporary structure shall be placed, located, or assembled on any property within the Township, with the exception of the following:
1. Shipping containers, Conex boxes, and similar, when used primarily for storage.
 2. Temporary carports, and accessory/storage buildings.
 3. Temporary structures shall be placed, located, or assembled on any property within the Township, with the exception of the following:
 1. Tents and canopies used for special events (graduation parties, weddings, reunions, etc.), repaired.
 2. A building or structure may be approved for temporary residential use only while damage to the principal dwelling due to fire, flood, ice, wind, or other natural disaster is being repaired.
 3. A building or structure may be approved for temporary residential use when a building permit has been issued for construction, major repair, or remodeling of a dwelling unit.
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 2. No temporary structure shall be allowed to remain longer than six (6) months, unless the Township Board determines that special circumstances exist that warrant an extension.
 3. The building inspector and/or electrical inspector shall review and approve all electrical and utility connections to the temporary structure.
 4. Compliance with all Macomb County Health Department requirements regarding water and on-site sewage disposal.
 5. The temporary structure shall require a financial surety in the manner prescribed in this Ordinance.
 6. Upon issuance of a Certificate of Occupancy for the principal dwelling, the temporary structure must be removed with fourteen (14) days.

Accessory Structures

Section 200 A – Revise the chart heading specifying the “Maximum Permitted Size of Structure” to read - “Maximum Permitted Combined Size of All Accessory Structures.”

Add Section 200 6 d with the following:

d. The area of all unenclosed awnings, lean-tos, and similar structures, which are attached or directly adjacent to the accessory structure, and are structurally attached to the ground, shall be counted as part of the maximum allowed square footage.

Replace Section 200 – A – 6 – b with the following:

b. Shall not exceed twenty-four (24) feet in total height as measured from ground level to the ridge line or have a sidewall height greater than sixteen (16) feet except as provided in the above Table for Maximum Height of Sidewall. This provision does not include architectural design features such as spires, cupolas, weathervanes, and similar, that do not exceed a height of ten (10) percent of the front width of the building, or ten (10) feet, whichever is greater.

Fences and Walls

Add Section 1815 H to Fences, Walls, and other Protective Barriers, as follows:

H. The height of any wall or fence shall be measured from the existing natural ground elevation to the highest point of the wall or fence. In cases where there is a grade variation between adjoining properties, such measurement shall be made from the property having the highest ground elevation.”

Tree and Shrub Nurseries

Revise the Chart in Section 304 Map to add Small Scale Nursery Growers, as a permitted use in the R-1 District, replacing tree and shrub nurseries.

Reverse Section 403 BB Special Land Uses in the R-1 Agricultural Residential District: (Accessory Buildings over four hundred (400) square feet in size located in the front yard.

G. Upon issuance of a Certificate of Occupancy for the principal dwelling, the temporary dumpster must be removed within fourteen (14) days.

F. All trash dumpsters must be removed from the property prior to the issuance of a temporary of final Certificate of Occupancy for the principal dwelling.

E. Trash dumpsters shall be emptied on a regular basis so as to comply with the requirements of this subsection.

D. Trash dumpsters shall be maintained in an odor-free condition and in such a manner as to prevent waste materials from being blown out of them.

C. Trash dumpsters shall not be located within any right-of-way or within ten (10) feet of any side or rear property line.

B. The location of such trash dumpster shall be indicated on the construction / demolition plans.

A. There shall be provided at all residential, commercial, and industrial construction and demolition sites, a trash dumpster of adequate size to contain the construction waste materials anticipated in connection with the construction / demolition activity.

Add Section 223 – Temporary Dumpsters Required at Construction and Demolition Sites, as follows:

Dumpsters at Construction Sites

Non-inhabitable decorative architectural features such as cupolas, weathervanes, spires, etc., are allowed to exceed the maximum height in the zoning district, by 10 percent of the linear frontage of the building of 10 feet, whichever is less.

Add Section 222 – Height Exceptions, as follows:

Height Exception

Prior to the issuance of a final certificate of occupancy for all development requiring special land use approval, an "as-built" survey shall be provided to and reviewed by the Township Engineer for compliance with the approved site plan/special land use and all applicable Township ordinances. Furthermore, any applicable building bonds will not be released to the developer/owner until the as-built plans have been reviewed and accepted by the Township.

Engineering Reviews and As-Built Requirement.

Add Section 2205 as follows:

Prior to the issuance of a final certificate of occupancy for all development requiring site plan approval, an "as-built" survey shall be completed by the Township Engineer for compliance with the approved site plan and all applicable Township ordinances. Furthermore, any applicable building bonds will not be released to the developer/owner until the as-built plans have been reviewed and accepted by the Township.

Engineering Reviews and As-Built Requirement.

Add Section 2110 as follows:

Engineering Reviews

Required wells must be in place prior to the issuance of a building permit:

Add the following to the end of Section 2900 D, Building Permits:

Wells

1. With the exception of single family homes, and associated accessory buildings, it shall be unlawful to use, or occupy, or permit the use, or occupancy of any structure or premises, or parts thereof, hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure, until a certificate of zoning compliance have been issued by the Building Department.

Replace Section 2900 C with the following:

Certificates of Zoning Compliance

Financial guarantees shall not expire prior to the completion of the proposed project. Appropriate assurance shall be provided which either notifies the Township that the financial guarantee is set to expire or that the financial guarantee has an evergreen clause or similar mechanism as a condition of the guarantee.

1. The Planning Commission shall require that a financial guarantee in the form of a cash, letter of credit, or other financial guarantee acceptable to the Township, covering the estimated cost of improvements associated with the approved site plan, be deposited with the Township to ensure faithful completion of the improvements. The performance guarantee shall be deposited at the time of the issuance of the permit authorizing the activity or project, and any cash deposits shall be rebated in reasonable proportion to the ratio of work completed on the required improvements as work progresses.

Replace Section 2108 1 with the following:

Financial Guarantees

7. Applicable easements for all private roads must be obtained prior to Planning Commission approval.

Add Section 2500 A 7 as follows:

Private Roads

g. Agricultural tourism uses shall provide parking at a ratio of one space for each 500 square feet of indoor retail/eating/drinking areas, and one space for every 1,000 square feet of outdoor related activity areas. Such parking areas shall be concrete, asphalt, gravel, or stone, or other material as approved by the Planning Commission.

Replace Section 1700 S 4 g with the following:

Agricultural Tourism

Keeping of Animals

Revise Section 201 – Keeping of Animals as follows:

The following provisions shall not apply to those properties, which meet the Township's definition of farm or farmland.

A. In all districts, the minimum required area for the keeping of any hooved or other non-domesticated animals shall be 90,000 square feet and shall be accessory to the primary residence.

B. All animals shall be afforded adequate shelter.

C. All animals shall be contained within an enclosed fenced area.

D. The refuse and waste resulting from the maintenance of animals shall be controlled upon the premises and shall be cared for or disposed of in a manner keeping with generally accepted agricultural practices so as to minimize hazards of health and offensive effects.

E. Each animal shall be maintained in a good healthy condition in a manner not causing injury to the health of any animal or the health and safety of any person.

F. The maximum number of hooved animals kept on single-family residential property (non-farm), shall be 1.3 animal units (1,300 pounds of live weight) per acre.

Miscellaneous Changes

Replace Section 402 E (Storage) with the following:

E. Indoor storage, when accessory to a residential or agricultural use.

Replace Section 502 E – Storage

H. Indoor storage, when accessory to a residential or agricultural use.