



TOWNSHIP OF STRONACH
(Manistee County)
2471 Main St RR3
Manistee Michigan, 49660

Notice; Stronach Township Residence 5-10-2013

As per Michigan Statute, the following proposed amendments by the Stronach Township Planning Commission to the Stronach Township zoning ordinance was adopted by the Township Board at the board meeting on 5-08-2013 by unanimous roll call vote. Note that both old(current) and now new(proposed) ordinance changes are listed for your review.

Respectfully Submitted;

Barb Rishel

Barb Rishel (Stronach Township Clerk)

STRONACH TOWNSHIP, MANISTEE COUNTY, MICHIGAN
STRONACH TOWNSHIP PLANNING COMMISSION
PROPOSED ORDINANCE CHANGES

CURRENT ORDINANCE:

SECTION 2.02 – Standard Industrial Classification Manual

Standard Industrial Classification Manual 1972

PROPOSED:

Section 2.02 – North American Industry Classification System

CURRENT: **North American Industry Classification System - NAICS**

CURRENT ORDINANCE:

Section 3.17 _ Size and Location of Accessory Structures

No accessory building or accessory structures shall be larger than thirty (30) feet by thirty six (36) feet nor contain side walls larger than ten (10) feet in height; provided, however, that an application for an accessory building larger in size may be granted by a special use permit if the applicant can show a need and, further, that the building will be compatible with the area and zoning district into which it is to be built. All accessory building and structures shall be located in the side yard or rear yard, except when built as part of the main building, or built in a district where land abuts a body of water, in which case the front yard shall be deemed the waterfront yard. An accessory building attached to the principal building of a lot shall be made structurally a part thereof, and shall comply in all respects with the requirements applicable to the principal building. An accessory building or structure, unless attached and made part of the principal building as provided, shall be no closer than ten (10) feet to the principal building, and shall meet all setback requirements of the district in which it is to be erected, moved, altered or used.

PROPOSED ORDINANCE:

Section 3.17 – Size and Location of Accessory Structures.

No accessory building or accessory structures shall have a length greater than forty (40) feet, or a width greater than thirty (30) feet: and the accessory structure may not be more than 1,200 square feet. In addition, the sidewalls of the accessory structure may not be more than twelve (12) feet in height. Application for an accessory building larger than that authorized herein may be filed under a special use permit. An accessory building attached to the principal building of a lot shall be made

structurally a part thereof, and shall comply in all respects with the requirements applicable to the principal building. An accessory building, not attached to the principal building, shall be no closer than ten (10) feet to the principal building, and shall meet all setback requirements of the district in which it is to be erected, moved, altered or used.

CURRENT ORDINANCE:

Section 3.21 Fences

Fences to be placed on or used to define a property line as set in Article II, "Definitions", shall not exceed forty-eight (48) inches in height. Fences in the rear or side yard as defined in Article II, "Definitions", and which shall be placed or used to define a property line as set in Article II, "Definitions", shall not exceed six (6) feet in height.

A fence shall not be built within forty (40) feet from the ordinary high water mark, and must be of a kind and quality that is aesthetically appropriate for its location; said aesthetic value shall be determined by the Zoning Administrator.

No permit is necessary for a fence.

PROPOSED ORDINANCE:

Section 3.21 - Fences

Fences to be placed on or used to define a property line as set in Article II, "Definitions", shall not exceed forty-eight (48) inches in height. Fences in the rear or side yard as defined in Article II, "Definitions", and which shall be placed or used to define a property line as set in Article II, "Definitions", shall not exceed six (6) feet in height.

A fence shall not be built within forty (40) feet from the ordinary high water mark, and must be of a kind and quality that is aesthetically appropriate for its location; said aesthetic value shall be determined by the Zoning Administrator.

A Land Use Permit is necessary for a fence. No fee required.

CURRENT ORDINANCE

Section 3.18 – Temporary Dwelling, Structure, or Trailer

No person shall use or permit the use of any "temporary dwelling", "structure" or "trailer" as defined in this ordinance as a principal or seasonal dwelling on any site, lot, field, parcel or tract of land,

Except:

- A. As a temporary quarters during the construction and installation of a dwelling conforming to Section 3.16 of this Ordinance, and for so long as the temporary dwelling permit has first been secured from the Township Zoning Administrator, and upon the showing that all of the following conditions have been met:
 1. Location of the temporary dwelling, structure or trailer shall comply with all setback requirements of this ordinance.
 2. The use of a temporary dwelling, structure, or trailer shall not be contrary to the public health, safety or welfare.

3. The use of the temporary dwelling, structure or trailer shall be limited to six(6) months at a time upon approval of the Zoning Administrator for good cause shown.
- B. As part of a campground licensed by the Michigan Department of Public Health
 - C. As a temporary recreational on a non-commercial/no rental basis by tourists, campers and sportsmen on public land where such activity is allowed by State or Federal regulations or on one's own land not to exceed a period of three (3) weeks in a calendar year.

PROPOSED ORDINANCE

Section 3.18 – Temporary, Dwelling, Structure, or Trailer

No person shall use or permit the use of any “temporary dwelling”, “structure” or “trailer” as defined in this ordinance as a principal or seasonal dwelling on any site, lot, field, parcel or tract of land;

Except:

- A. As a temporary quarters during the construction and installation of a dwelling conforming to Section 3.16 of this Ordinance, and for so long as the temporary dwelling permit has first been secured from the Township Zoning Administrator, and upon the showing that all of the following conditions have been met:
 1. The location of the temporary dwelling, structure, or trailer shall comply with all setback requirements of this ordinance.
 2. The use of the temporary dwelling, structure, or trailer shall not be contrary to the public health, safety or welfare.
 3. A permit for a temporary dwelling, structure or trailer shall be valid for a period of six (6) months from date of issue.
 4. The temporary dwelling permit issued pursuant to use as temporary quarters during the construction and/or installation of a permanent dwelling may be renewed for additional periods of six (6) months, provided that the construction of the new dwelling is making substantial progress; however, under no circumstances may the temporary dwelling remain, with extensions, for a period to exceed eighteen (18) months
- B. As part of a campground licensed by the Michigan Department of Public Health.
- C. As temporary recreational on a non-commercial/no rental basis by tourists, campers and sportsmen on public land where such activity is allowed by State or Federal Regulations.
- D. On one's land if the owner has obtained a temporary dwelling, structure or trailer permit, which is obtained from the Zoning Administrator, and upon demonstration that all of the following conditions have been met.
 1. The current permit is prominently displayed on exterior of the temporary dwelling, structure or trailer. The permit must specify a date it shall be removed from the parcel. The date shall not exceed (180) days on the specific parcel.
 2. Extension of or renewal of temporary dwelling, structure or trailer permit may be issued after inspection from the Township Zoning Administrator and shall meet all requirements.
 3. Shall not be more than one temporary dwelling, structure or trailer on a parcel.

4. The temporary dwelling, structure or trailer is located in such fashion that all setback requirements for the land use district in which it is located are complied with.
 5. The temporary dwelling, structure or trailer is serviced by adequate temporary sanitary system such as holding tanks or porta-potties
 6. Its use is restricted to temporary recreational on non-commercial/non-rental basis
- E. If the temporary dwelling, structure or trailer does not have a current permit, it shall be removed from the parcel or shall be considered as a nuisance, per se.
- F. Under no circumstances shall more than one temporary permit be issued to any person, under section 3.18(D), for a parcel of property, or adjacent property, that has one or more common owners, for any given calendar year. In addition, Section 3.18(D) may not combined with temporary dwelling permit granted pursuant to any other Section of 3.18 (A) (B) or (C) to extend the use of a temporary dwelling permit to extend beyond 180 days, except as specifically allowed pursuant to Section 3.18(A).

CURRENT ORDINANCE

Section 3.20 – Home Occupations

Home occupations shall not be allowed in any zoning district in Stronach Township except as hereinafter provided:

- E. The home occupation(s) shall be conducted entirely within the enclosed dwelling or auto garage accessory to the house with no external evidence of the activity except for a sign that shall not exceed eight (8) square feet in size.

PROPOSED ORDINANCE

Section 3.20 – Home Occupations

Home occupations shall not be allowed in any zoning district in Stronach Township except as hereinafter provided:

- E. The home occupation(s) shall be conducted entirely within the enclosed dwelling or auto garage accessory to the house with no external evidence of the activity except for a sign that shall not exceed sixteen (16) square feet in size

CURRENT ORDINANCE

Section 3.24 Outdoor Wood Burners

No person shall construct or install an outdoor wood burner without first applying for and securing a Special Use Permit. In addition to any other requirements, the following shall be necessary:

- A. It shall meet all state code requirements
- B. Be situated no less than twenty five (25) feet from other residences, unless otherwise specified in the Special Use Permit, together with meeting any other setback requirements as set forth in this Ordinance;
- C. Must contain a smoke or exhaust stack of at least fifteen (15) feet (from the ground level) in height, unless otherwise specified in the Special Use Permit and otherwise meet all other requirements in the building, mechanical or any other codes which relate to the same;
- D. Shall only used to burn fuel designed or intended to be burned in the furnace, except that no garbage, household trash, petroleum products, rubber, construction waste or other solid waste shall be burned in a furnace regardless of the design or manufacture's intended fuel source.

PROPOSED ORDINANCE

Section 3.24 – Outdoor Wood Burners

No person shall construct or install an outdoor wood burner without first applying for and securing a Land Use Permit. In addition to any other requirements, the following shall be necessary:

- A. It shall meet all state code requirements
- B. Be situated no less than twenty-five (25) feet from other residences, unless otherwise specified in the Land Use Permit, together with meeting any other setback requirements as set forth in this ordinance.
- C. Must contain a smoke or exhaust stack of at least fifteen (15) feet (from the ground level) in height, unless otherwise specified in the Land Use Permit and otherwise meet all other requirements in the State and/or local building, mechanical, electrical and any other applicable codes; and further, meets all applicable Federal, State and/or Local regulations.
- D. Shall only be used to burn fuel designed or intended to be burned in the furnace, except that no garbage, household trash, petroleum products, rubber, construction waste or other solid waste shall be burned in a furnace regardless of design or manufacture's intended fuel source.