

**STAMBAUGH TOWNSHIP
PUBLICATION AFTER ADOPTION NOTICE**

Amendments to Ordinance No. 7/Zoning Ordinance introduced to the Stambaugh Township Board by the Stambaugh Township Planning Commission, establishing zoning districts and regulations governing the development and use of land with the Township of Stambaugh, were adopted by the Stambaugh Township Board at its regular meeting held on January 2, 2013.

The amendments are as follows:

ARTICLE 1/General Provisions

1.2 DEFINITIONS

EXISTING LANGUAGE

(22) MOBILE HOME: A manufactured, transportable, single family dwelling unit over 29 feet in length and 5,000 pounds in weight, suitable for year-round occupancy.

AMENDED LANGUAGE

(22) MOBILE HOME: A manufactured, transportable, single family dwelling unit suitable for year-round occupancy.

EXISTING LANGUAGE

(39) YARDS:

(a) FRONT YARD: An open unoccupied space unless occupied by a use as hereinafter specifically permitted, extending across the full width of the lot and lying between the front street right-of-way and the nearest enclosed portion of the dwelling unit. Where lot is situated on lake or river frontage, the unoccupied space between the water's edge and the nearest enclosed portion of the dwelling unit shall be the front yard.

AMENDED LANGUAGE

(39) YARDS:

(a) FRONT YARD: An open unoccupied space unless occupied by a use as hereinafter specifically permitted, extending across the full width of the lot and lying between the front street right-of-way and the nearest enclosed portion of the dwelling unit. Where lot is situated on lake or river frontage, the unoccupied space between the water's edge and the dwelling unit shall be the front yard.

ARTICLE 4/General Provisions For All "AR", "A", "L-1", "L-2", and "S" Districts

4.5 HIGHWAY TRANSITION ZONING

EXISTING LANGUAGE

1(A) MOTELS

There shall be a 40 foot unoccupied and landscaped front yard on the highway. No unit or accessory use shall be closer than 40 feet to any adjoining property line. If located in the "L-1" or "S" District, the set-back from water's edge shall be the same as that required for a single family residence. There shall be a maximum of two accesses on the highway and all units shall face upon an internal street system. Sewer and water facilities shall meet State, County and Township regulations and the provisions of Section _____ of this Ordinance. There shall be an overall density of not less than 5,000 square feet of lot area for each unit and no motel of less than six (6) units shall be permitted.

AMENDED LANGUAGE

1(A) MOTELS

There shall be a 40 foot unoccupied and landscaped front yard on the highway. No unit or accessory use shall be closer than 40 feet to any adjoining property line. If located in the "L-1" or "S" District, the set-back from water's edge shall be the same as that required for a single family residence. There shall be a maximum of two accesses on the highway and all units shall face upon an internal street system. Sewer and water facilities shall meet State, County and Township regulations and the provisions of Section 1.2 of this Ordinance. There shall be an overall density of not less than 5,000 square feet of lot area for each unit and no motel of less than six (6) units shall be permitted.

EXISTING HEADING LANGUAGE

4.7 MULTIPLE FAMILY DWELLINGS, REGISTERED PLATS, BUSINESS, COMMERCIAL, MANUFACTURING AND INDUSTRIAL USES IN THE "A-R", "A", "L-1" AND "S" DISTRICTS

AMENDED HEADING LANGUAGE

4.7 MULTIPLE FAMILY DWELLINGS, REGISTERED PLATS, BUSINESS, COMMERCIAL, MANUFACTURING AND INDUSTRIAL USES IN THE "A-R", "A", "L-1", "L-2 AND "S" DISTRICTS

EXISTING LANGUAGE

4.6 MOBILE HOMES

Mobile homes are permitted to be used as dwellings in the "A-R", "A", "L-1" and "S" Districts provided they comply with the requirements of the district in which they are located. . . .

AMENDED LANGUAGE

4.6 MOBILE HOMES

Mobile homes are permitted in the "A-R", "A", "L-1" and "S" Districts provided they comply with the requirements of the district in which they are located. . . .

EXISTING LANGUAGE

4.9 TEMPORARY DWELLINGS

Temporary dwellings, including trailer coaches and other structure intended for use and the occupancy incidental to the construction of a permitted permanent dwelling may be so used and occupied on any lot or land within all "A", "A-R", "L-1" and "S" District provided they comply with the requirements of the district in which they are located. . . .

AMENDED LANGUAGE

4.9 TEMPORARY DWELLINGS

Temporary dwellings, including trailer coaches and other structure intended for use and the occupancy incidental to the construction of a permitted permanent dwelling may be so used and occupied on any lot or land within all "A", "A-R", "L-1", "L-2" and "S" District provided they comply with the requirements of the district in which they are located. . . .

ARTICLE 5/A - Residential District

EXISTING LANGUAGE

5.1 PRIMARY USES

This district is intended for one-family residential, agricultural and forestry uses.

AMENDED LANGUAGE

5.1 PRIMARY USES

This district is intended for one-family residential uses only.

ADDED LANGUAGE

5.4 FARM MANAGEMENT

Cropping or livestock rearing shall not be permitted in the A District. Gardening to be consumed by the Land Owner is permitted.

ARTICLE 7/L-1 District - Lake Area

EXISTING LANGUAGE

7.7 ACCESS ROADS OR TRAILS FOR MOTORIZED TRAVEL

No access roads or trails will be built within 200 feet of the water's edge. However, driveways to dwellings are permitted.

AMENDED LANGUAGE

7.7 ACCESS ROADS FOR MOTORIZED TRAVEL

No access road will be built within 200 feet of the water's edge. However, driveways to dwellings are permitted.

ARTICLE 8/L -2 District - Lake Areas

EXISTING LANGUAGE

8.1 L-2 DISTRICT LIMITS

The L- 2 District shall encircle all lakes where indicated on the zoning district map of Stambaugh Township and shall extend a distance fo 300 feet inland measured from the normal high water mark.

AMENDED LANGUAGE

8.1 L-2 DISTRICT LIMITS

The L- 2 District shall encircle all lakes zoned L - 2 and shall extend a distance of 300 feet inland measured from the normal high water mark.

EXISTING LANGUAGE

8.8 L- 2 District consists of Smokey Lake and Golden Lake ONLY.

AMENDED LANGUAGE

8.8 L - 2 District.

All lakes not specifically identified on the Stambaugh Township zoning map as L - 1, shall be zoned L - 2.

ARTICLE 9/S - Districts - River Areas

EXISTING LANGUAGE

9.2 PRIMARY USES

This District is intended primarily for one-family seasonal or year-round residential uses, but also permits:

(1) FOREST MANAGEMENT. Except for provisions of Section 10.7, Tree Farming and proper forest management.

AMENDED LANGUAGE

9.2 PRIMARY USES

This District is intended primarily for one-family seasonal or year-round residential uses, but also permits:

(1) FOREST MANAGEMENT. Tree Framing and proper forest management.

EXISTING LANGUAGE

9.7 ACCESS ROADS OR TRAILS FOR MOTORIZED TRAVEL - S DISTRICT

Roads crossing water coursed in the S District are permitted provided culverts or bridges are installed according to the requirements of the applicable public acts as listed in Section 10.8 (1). .

AMENDED LANGUAGE

9.7 ACCESS ROADS OR TRAILS FOR MOTORIZED TRAVEL - S DISTRICT

Roads crossing water coursed in the S District are permitted provided culverts or bridges are installed according to the requirements of the applicable public acts. . . .

ARTICLE 10/D-1 Industrial District

EXISTING LANGUAGE

10.3 REQUIRED CONDITIONS

(3) Signs shall meet the requirements as set forth in Article 14 of this Ordinance.

AMENDED LANGUAGE

10.3 REQUIRED CONDITIONS

(3) Signs shall meet the requirements as set forth in Article 15 of this Ordinance.

ARTICLE 11/Special Land Uses

EXISTING LANGUAGE

11.2 APPLICATION FOR SPECIAL LAND USE

K. The application fee shall be established by the Township Board effective January 1, for one year.

AMENDED LANGUAGE

11.2 APPLICATION FOR SPECIAL LAND USE

K. The application fee shall be established by the Township Board and periodically reviewed and adjusted.

ARTICLE 13/Recreational Planned Unit Development

EXISTING LANGUAGE

13.1 LOT SIZE

D. Commercial building lots shall contain at least 25,000 square feet (i.e. gas stations, grocery stores, clothing stores, restaurants, etc).

AMENDED LANGUAGE

13.1 LOT SIZE

D. Commercial building lots shall contain at least 40,000 square feet (i.e. gas stations, grocery stores, clothing stores, restaurants, etc).

EXISTING LANGUAGE

F. A residential lot shall be at least 65 feet wide at the distance of 25 feet from its front line.

AMENDED LANGUAGE

F. A residential lot shall be at least 125 feet wide at the distance fo 25 feet from its front line.

EXISTING LANGUAGE

H. There shall be a minimum of one 10 foot by 20 foot parking space for each unit.

AMENDED LANGUAGE

H. There shall be a minimum of two 12 foot by 25 foot parking space for each unit.

LANGUAGE DELETED

I. Minimum width and area requirements for residential lots serviced by public sewer and water

shall meet the requirements as set forth in the Subdivision Control act, P.A. 288 of 1967.

ARTICLE 17/Administration and Enforcement

EXISTING HEADING

LAND USE PERMIT AND OCCUPANCY PERMIT

AMENDED HEADING

LAND USE PERMIT

EXISTING LANGUAGE

(1) LAND USE PERMIT

From and after the effective date of this Ordinance, it shall be unlawful to proceed with new construction ,alteration, remodeling or repair of any structure, within the Township without first obtaining a land use permit. . . .

AMENDED LANGUAGE

(1) LAND USE PERMIT

From and after the effective date of this Ordinance, it shall be unlawful to proceed with new construction ,alteration or remodeling of any structure, within the Township without first obtaining a land use permit. . . .

DELETED LANGUAGE

(2) OCCUPANCY PERMIT

From and after the effective date of this Ordinance, it shall be unlawful to occupy or use any lands or buildings erected or structurally altered for any purpose whatsoever, until a Certificate of Occupancy is issued by the Zoning Administrator stating that the building and use or proposed use of a building or premises do not conflict with the provisions of this ordinance. A record of all permits shall be kept on file in the office of the Township Clerk and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building or land use affected.

DELETED LANGUAGE

(g) Certificate of Occupancy.

ADDED LANGUAGE

(g) Property/tax identification number.

These amendments shall take effect thirty (30) days after publication.

A copy of the Ordinance may be inspected at the Stambaugh Township Hall, 110 East Hill Road, Iron River, Michigan

Teresa Baumgartner
Township Clerk

ADOPTED: January 2, 2013