

Stannard Township

RURAL ZONING ORDINANCE

**STANNARD TOWNSHIP
RURAL ZONING ORDINANCE**

Stannard Township,
Ontonagon County, Michigan

RESOLUTION

Township of Stannard

County of Ontonagon, Michigan
At a Regular Meeting of the
Township Board of the Township
of Stannard, County of Ontona-
gon, Michigan, held on the 6th
day of May, 1976, in the Fire
Hall in said Township at 7 o'clock
P. m. Eastern Stannard Time.

PRESENT: Members: Rayno
Tulppo, Richard Polkky, Alice
Linna, Robert Nousiainen, Arne
John Huhtala.

ABSENT: Members: None.
Whereas the Stannard Town-
ship Zoning Board has held the
required hearings and recom-
mends adoption of the Zoning
Ordinance they have prepared.

The Township of Stannard, On-
tonagon County hereby adopts a
Zoning Ordinance.

An Ordinance to establish zon-
ing districts and regulations in
the unincorporated portions of
Stannard Township, Ontonagon
County, Michigan, in accordance
with the provisions of Act No. 184
of the Public Acts of Michigan,
1943, the Township Rural Zon-
ing Act, as amended; to provide
for current and/or upgrading the
future uses of land, buildings
and structures; to provide for
its administration, including pen-
alties for the violation thereof;
to provide for a Board of Appeals,
and for amendments. (Attached
copy of Ordinance)

And authorizes publication of
the Ordinance in its entirety
within ten (10) days after pas-
sage in the Ontonagon Herald.

AYES: Five (5)

NAYS: 0

**RESOLUTION DECLARED A-
DOPTED.**

Alice Linna, Township Clerk
I, hereby certify that the fore-
going constitutes a true and com-
plete copy of a Resolution adopt-
ed by the Township Board of the
Township of Stannard, Ontona-
gon County, Michigan, at a Regu-
lar Meeting held on May 6, 1976.

Alice Linna, Township Clerk

tinued, even though such use
and/or recorded property size
may not be in conformity with
the provisions of this Ordinance.

**1.04B Exemption of Accessory
Buildings and Structures**

The provisions of this Ordini-
ance shall not apply to the erec-
tion or repair of any accessory
building or structures, such as
barns, sheds, pens and fences,
provided however, that no build-
ing or structure other than open
fences through which there shall
be a clear vision shall be erected
or moved to less than twenty-five
(25) feet from any abutting high-
way right-of-way line.

ARTICLE TWO -

ZONING DISTRICTS

Section 2.01 Classification of

Districts

To achieve the purpose set
forth in the Preamble, Sec. 1.02,
the unincorporated area of Stan-
nard Township, Ontonagon Coun-
ty, Michigan, is hereby divided
into the following zoning dist-
ricts:

- (a) Residential - Commercial
District (R-C)
- (b) Agricultural - Residential
District (A-R)
- (c) Forestry - Recreation Dist-
rict (F-R)

Section 2.02 Zoning Districts Map

The location of the areas in-
cluded in each zoning district are
depicted upon the zoning Map of
Stannard Township, Ontonagon
County, Michigan and are avail-
able for public inspection in the
Township Office.

**ARTICLE THREE -
RESIDENTIAL - COMMERCIAL-
DISTRICT (R-C)**

Section 3.01 Purpose

The purpose of creating Resi-
dential and Commercial District
is to provide areas dedicated pri-
marily for residential and com-
mercial uses, and to require set-
back from the public thorough-
fare to facilitate safe exit from
the entrance to the premises.

The requirements are intended
to protect and stabilize the basic
qualities of such district, and to
provide suitable and safe condi-
tions for residential living. Such
district is established in conform-
ity with existing residential and
commercial developments includ-
ing areas in which it appears de-
sirable that further developments
take place.

Section 3.02 Property Uses

Except as provided by Section
7.03, no land or premises shall
hereafter be used, and no build-
ing or structure erected, used or
altered for other than the follow-
ing purposes:

**3.02A Primary Uses (Without
Special Approval)**

1. One dwelling other than a
seasonal mobile home, including
a private garage.
2. Public owned parks and play-
grounds.
3. Customary home occupa-
tions, such as dress making, hair
dressing, real estate and insur-
ance sales, accounting services,
or office of a physician, dentist,
chiropractor, osteopath, attorney,
engineer, architect, and similar
recognized professions: Such oc-
cupation or profession shall not
be pursued in an accessory build-
ing or structure on the premises.
It shall show no external indica-
tion of such use nor any change
in the appearance of the building
or premises from a dwelling.
4. Lodging, boarding and tour-
ist facilities.
5. Retail stores and shops in-
cluding antique shops, when con-
ducted primarily within buildings
having four walls and a roof.
6. Personal service shops, such
as beauty parlors, barber shops,
tailor shops, shoe repair, and the
like.
7. Professional offices such as
doctors, lawyers, dentists, engi-
neers, and architects.
8. Restaurants and food servic-
es.
9. Banks, Show rooms, Under-
taking Establishments.
10. Public buildings.
11. Mobile homes, which meet
the requirements as residential
dwellings, as defined in Sec. 11.02.
3.02B Uses by Special Approv-
al, as provided by Section 7.09
1. Nursery Schools, Day Nurs-
eries and Child Care.
2. Churches and other build-
ings of a religious nature but not
including tents or other tempor-
ary structures.
3. Greenhouses.
4. Civil, social, and fraternal
buildings.
5. Gasoline stations, garages,
motor vehicle and repair shops.
6. Parking lots. Used car lots.
7. Drive-in establishments.
8. Trailer coach and Mobile
home parks.

9. Veterinary services and hospitals, but not including dog kennels.
10. Dry cleaning. Self service laundries.
11. Dance halls and bars.
12. Transformer stations or substations, including service or storage yards.
13. Warehouses. Storage buildings.
14. Manufacturing and assembly plants, lumber and mill operations including applicable storage yards.
15. Primary and secondary schools.
16. Multiple dwellings.

3.02C Accessory Uses

1. Accessory buildings, structures and incidental uses which do not alter the primary character of the district, but not including any additional structure for dwelling purposes either temporarily or otherwise.
2. Keeping of pets in reasonable numbers. No animal or animals shall constitute a nuisance to the neighborhood by reason of noise, odor, sanitary conditions or trespass.
3. Storage of not more than one unoccupied trailer coach or one boat and trailer parked in a rear yard with due regard to yard requirements. The one boat and trailer restriction does not apply to small fishing craft normally used on small inland lakes.

ARTICLE FOUR -

AGRICULTURAL AND

RESIDENTIAL DISTRICT (A-R)

Section 4.01 Purpose
The purpose of instituting this district, Agricultural and Residential, is to provide suitable and safe conditions for residential living and proper use of land in agriculture.

A commercial enterprise could be included and associated with the district as long as it is subordinate to existing land uses within the district.

Section 4.02 Property Uses

No land or premises in the A-R District shall hereafter be used, and no building or structure erected, used, or altered for other than the following purposes:

4.02A Primary Uses (Without Special Approval)

1. One and two-family residential dwellings, including mobile homes, as per definition, as provided by Section 11.10.

2. Public-owned parks, buildings, and playgrounds.
3. Customary home occupations, such as dressmaking, hair dressing, real estate and insurance sales, bookkeeping and accounting services, or the professional office of a physician, dentist, chiropractor, osteopath, attorney, engineer, architect, and similar recognized professions.
4. Farms, including production of all field, fruit, truck, and hay crops, domestic livestock, pasture, woodlots, and farm forestry.
5. Plant nurseries. Greenhouses.
6. All farm buildings and structures customarily utilized in the farming operations.
7. Roadside stands for the sale of farm products.
8. Personal service shops, such as beauty parlors, barber shops, tailor shops, shoe repair and the like.

4.02B Uses by Special Approval

1. Uses permitted in R-C district with special approval in Section 3.02B.
2. Junkyards, as provided by Section 7.07.
3. Retail stores and shops offering chiefly new merchandise when conducted primarily within buildings having four walls and a roof, but not excluding antique shops.
4. Restaurants, food, and drink services.
5. Banks. Showrooms. Undertaking establishments.
6. Professional offices, such as doctors, lawyers, and dentists, engineers, and architects.
7. Recreational facilities.

4.02C Accessory Uses

Accessory buildings, structures, and uses customarily incidental to any Permitted Use or Approved Use, but not including any building or structure for dwelling purposes.

ARTICLE FIVE - FORESTRY AND RECREATION (F-R)

Section 5.01 Purpose

The purpose of this district is to promote the proper use, enjoyment, and conservation of the water, land, topographic and forest land resources of the Township of Stannard, particularly adapted to recreational and forest uses.

Section 5.02 Property Uses

No land or premises in the F-R district shall hereafter

used, and no building or structure erected, used or altered for other than the following purposes:

Sec. 5.02A Primary Uses (Without Special Approval)

1. Forest production and forest harvesting operations.
2. Farms and agricultural operations of all kinds, but not including residences.
3. Wildlife refuges, trails, cross-country skiing, snowmobiling areas, archery and shooting areas, hunting, fishing, and trapping.
4. Hunting and fishing cabins, for seasonal use, provided:

(a) No public utilities or access roads will be provided by the township.

(b) All sewage facilities must meet the minimum requirements of the Michigan State Department of Health.

5. Trailer coaches, for seasonal use.

6. Accessory buildings and uses customarily incidental to any of the above permitted uses, but no use of such accessory buildings for dwelling purposes shall be permitted.

Sec. 5.02B Uses by Special Approval

1. Forest industries, such as sawmills, peeling operations, and veneer-mill operations, provided there is no disruption or nuisance created for tourist service facilities and/or other outdoor recreational activities in the vicinity.
2. Junk yards and salvage areas, meeting the regulatory requirements of the Michigan Department of Natural Resources and the Michigan Pollution Control Commission.

3. Quarries, sand and gravel pits, provided they are screened from view of public access roads by year-round vegetation, and provided that no use of such quarries, or pits shall be permitted unless the banks thereof are sloped at an angle not greater than 30 degrees from level surface. It is further required that developers and proprietors make a commitment to plant vegetation on the premises upon the abandonment of such enterprises to restore the area as nearly as practicable to its original condition.
4. Hydro-electric plants, dams, and flowage areas.

Sec. 5.02C Accessory Uses
Accessory buildings and uses customarily incidental to any of the above uses, except that no use shall be made of the accessory buildings for dwelling purposes.

Section 5.02D Setback Requirements

1. Buildings or Structures: Fifty (50) feet from any stream or existing roadway.
2. A twenty-five (25) foot wide strip (green belt) must be maintained along streams.

ARTICLE SIX - INDUSTRY

Section 6.01 Permitted Uses

Industry will be considered within R-C and A-R Districts by special approval.

ARTICLE SEVEN -

GENERAL PROVISIONS

Section 7.01 Land, Yard and Floor Requirements

Every building hereafter erected shall be located on a lot or premises in conformity with minimums or maximum limitations as specified per "Limitation Charts-Schedule 7.01A attached."

Section 7.02 Supplementary Land and Yard Provisions

(see last page)

7.02A Lots of Record

Every dwelling, including permanent mobile home hereafter placed, erected, or altered shall be located on a lot or premises, the description of the boundaries of which are on record at the office of the County Register of Deeds, or in the case of a land contract, on file and satisfactory to the Zoning Administrator as identifying the location of the premises.

7.02B Area and Yard Limitations

No more than one dwelling shall be erected on any lot of record, and in confirming to land and yard requirements, no area shall be counted as accessory to more than one dwelling.

7.02C Substandard Lots

If the area or width of any lot on public record on the date of enactment of this Ordinance is less than the minimum required, the lot may be used for a one-family dwelling and the required width of each side yard reduced not more than fifty (50) percent of the requirement, but not less than three and one-half (3.5) feet in any instance.

7.02D Use of Yard Space
No yard encompassing a dwelling shall hereafter be used for the open-air storage, wrecking, parking, dismantling, accumulation or abandonment, either temporarily or otherwise, of any disused, furniture, appliance, junk, or similar property.

7.02E Accessory Buildings
All attached accessory buildings and structures, including garages, open porches and breezeways, shall be considered a part of the main building in determining yard requirements (but not floor area). All unattached buildings shall be located not less than that specified on schedule 7.01A from any side lot line, and not less than the required setback of the main building on the premises.

Section 7.03 Non-Conforming Uses

7.03A Discontinuance
A non-conforming use of land, building, or structure which is discontinued through vacancy, lack of operation and upkeep, or otherwise, for a period of twelve (12) months or more shall be construed as abandonment, following which any further use therefor shall conform to this Ordinance.

7.03B Change
No non-conforming use shall be changed to other than a conforming use, nor shall any conforming use be reverted to a former non-conforming use after the use has been changed to a conforming use.

Section 7.04 Non-Conforming Buildings and Structures

7.04A Discontinuance of Use
Discontinued use of a non-conforming building or structure for a period of twelve (12) months or more shall be construed as abandonment following which no further use shall maintain until the same has been brought into conformity with the provisions of this Ordinance.

7.04B Minor Repairs
Nothing in this Ordinance shall prevent such minor repairs of a non-conforming building existing on the date of enactment of this Ordinance as may be reasonably necessary to secure advantageous use thereof during its natural life, provided, that no such repair shall result in change or enlargement of use, and provid-

ed further, that the owner obtain a Certificate of Approval therefor as hereinafter provided.

7.04C Reconstruction of Damaged Non-Conforming Buildings
Notwithstanding the following, nothing in this Section shall be construed to prohibit rebuilding or improving of structures on sub-standard size lots.

No non-conforming building (s) or structure(s) damaged by fire, explosion, storm, earthquake or similar uncontrollable cause exceeding fifty (50) percent of its usable space immediately prior thereto shall be restored except in conformity with the provisions of this Ordinance. If damaged to a lesser extent, such building(s) may be repaired and restored to previous use on issuance of a Certificate of Approval, as hereinafter provided, and such repair is completed and use resumed within twelve (12) months from the date of the damage.

Section 7.05 Trailer Coaches

7.05A General Limitations
The location and occupancy of trailer coaches, tents and similar portable facilities shall be limited to licensed trailer courts and camping grounds, except that such facilities may be utilized for seasonal dwelling purposes without such limitations when located in District F-R, but may not be abandoned.

7.05B Use of Trailer Coach During Construction of Dwelling

A property owner in any District may be permitted to erect or move not more than one trailer coach upon any premises which qualifies for a dwelling, and occupy the same for dwelling purposes during the actual construction of his dwelling thereon, but not exceeding a period of twelve (12) months from date of issuance of a Certificate of Compliance for such construction, granting of which shall be contingent upon compliance with the following conditions:

1. Installation of water supply and sewage disposal facilities in conformity with requirements of Section 7.06, and approval of the same by the Western Upper Peninsula Health District shall precede occupancy of the Trailer Coach.

2. In a space provided on a copy of the Certificate of Compliance retained for filing, the ap-

plicant shall affix his signature indicating he has full knowledge of the limitation of the Certificate, including penalties that may be imposed in violation of the terms thereof.

Section 7.06 Water Supply and Sewage Disposal

7.06A General Standards
Unless connected with public sanitary and water supply facilities, every building or structure hereafter erected on any premises and used in whole or in part for human occupancy or frequency shall be provided with a safe and sanitary water supply, a separate tank system of sewage disposal, and a system of waste disposal maintained in accordance with the standards of material and installation recommended by the Western Upper Peninsula Health District, except that an outside privy may be erected and maintained in accordance with such Health District standards in Forestry and Recreation District, F.

R. 7.06B Inadequate Soil Conditions

Where land and soil conditions are inadequate for the erection and safe maintenance of a sewage disposal system a special means shall be provided to safeguard health condition, which means shall be approved by the Western Upper Peninsula Health District.

Section 7.07 Junkyards

7.07A Minimum Land Area
No junkyard shall contain less than 10 acres, nor shall it be visible from other property in the vicinity of the junkyard, nor from rights-of-ways such as roads, streets, highways, and waterways.

7.07B Fencing

Except for gates and main buildings, the entire premises shall be completely enclosed by a tight, uniformly finished wood, brick, or metal wall not less than eight (8) feet in height, or by an evergreen hedge, not less than fifteen (15) feet wide to the same height, maintained in good condition at all times. All access gates to the premises shall swing inward and shall be closed when the premises are not open for business.

7.07C Setback

All buildings, fences, and greenstrips shall be set back not

less than one hundred (100) feet from the front property line, or highway right-of-way line, as the case may be, and fifty (50) feet from any other property line.

7.07D Glare
Glare from any process, such as acetylene torch cutting, shall not be visible or constitute a hazard or nuisance beyond property lines of the premises.

7.07E Burning

All burning, including emission of smoke or offensive odor beyond the boundaries of the premises, shall at all times be limited to the discretion of the Michigan Department of Natural Resources.

7.07F Application

Application for location of a junkyard shall be accompanied by written statement bearing the approval signatures of all owners of property located within thirteen hundred twenty (1320) feet of the perimeter of the premises.

Section 7.08 Outdoor Signs

The erection and use of all outdoor advertising, announcement and informational signs and media shall be subject to the following conditions, except as hereinafter provided.

7.08A Location

No sign shall be located in a position constituting a traffic hazard. Cluttering of signs is prohibited. The erection, posting, painting, or otherwise affixing signs to walls, trees, fences, or similar support is prohibited. The limitation in the use of walls shall not apply to commercial or industrial buildings, or to other buildings, such as hospitals, schools, churches, libraries, community-center buildings and similar structures. Such exemption shall not apply to dwellings, tourist lodgings, boarding homes, summer cottages, and the like, including applicable accessory buildings.

7.08B Use of Light

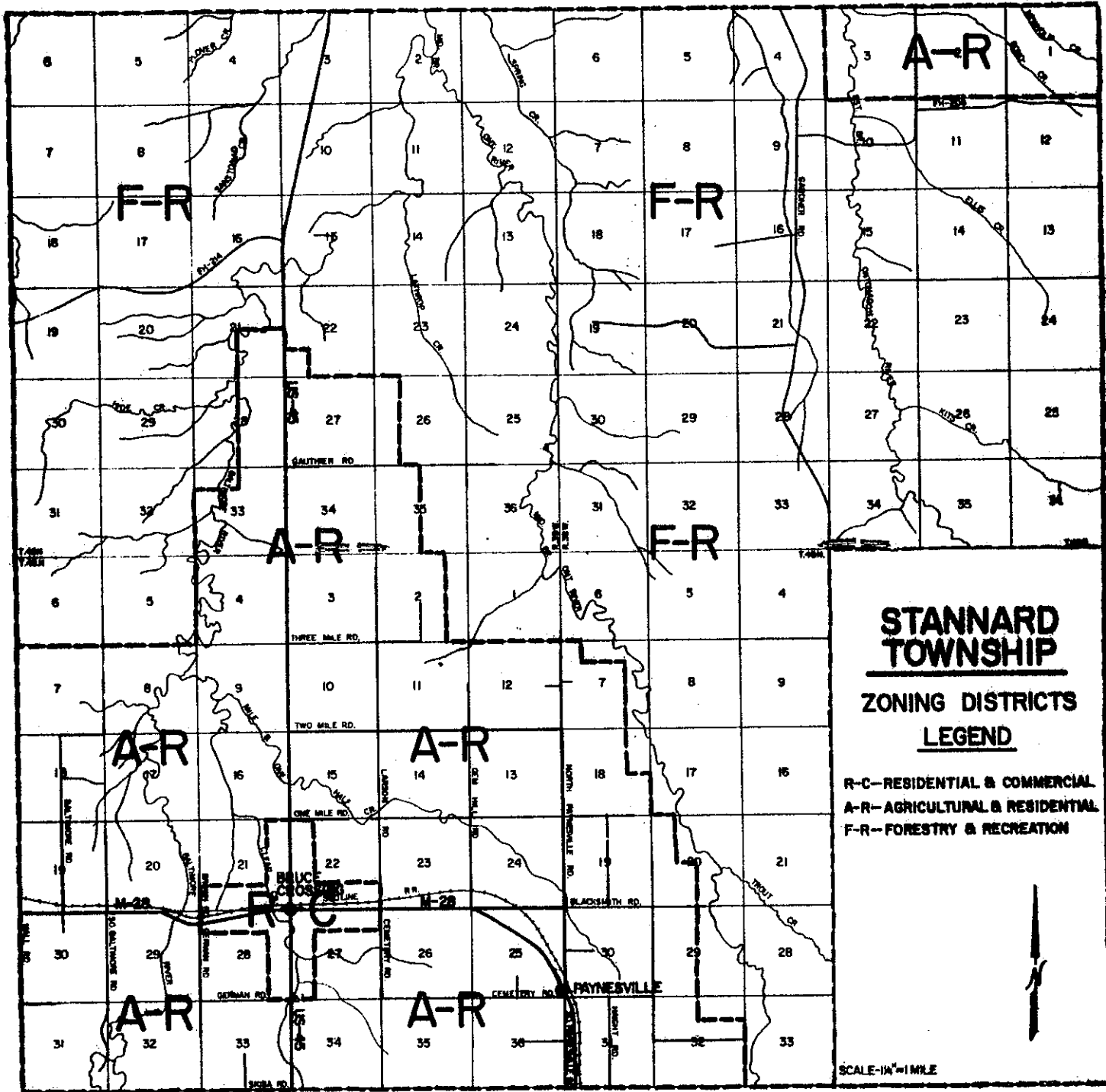
The use of all flashing, rotating, and oscillating signs shall be allowed only by special approval.

7.08C Setback

No sign shall be located within less than seventy-five (75) percent of the required setback for buildings on the premises.

7.08D Size Limitations

The maximum area of signs shall be limited as follows:



SCALE--1/4"=1 MILE

1. Advertising, lodging, boarding, or tourist homes, home occupations, professional offices; four (4) square feet on the premises.

2. Bulletin boards, announcement signs for religious institutions, signs pertaining to hire of services, lease or sale of a building or premises; twenty (20) square feet.

3. Commercial signs: fifty (50) square feet, but not more than that signs exceeding fifty (50) square feet may be approved by the Zoning Administrator.

7.08E Non-Conforming Signs
No non-conforming signs shall hereafter be substantially altered or replaced without approval of the Zoning Administrator.

Section 7.09 Uses by Special Approval

7.09A General Requirements
Uses by Special Approval, where required, shall be subject to the provisions of the Zoning District wherein located in addition to the provisions of this Section to prevent conflict with or impairment of the primary uses of the District. Each such use shall be considered as an individual case.

7.09B Specific Requirements

1. Written application addressed to the Township Zoning Board shall be made through the office of the Zoning Administrator, and shall include the following:

- (a) Name of applicant and owner of premises.
- (b) Legally recorded description of premises.
- (c) Description of proposed use, including parking facilities, if required; and any exceptional traffic situation that the use may occasion.
- (d) Sketch drawn to scale showing size of building or structure and location of premises.
- (e) Sewage and waste disposal and water supply facilities, existent or proposed for installation.
- (f) Use of premises on all adjacent properties.
- (g) A statement by applicant appraising the effect of proposed use on adjacent properties and general development of the neighborhood.
2. The Zoning Administrator shall file his recommendations with the Zoning Board which shall then make determination. The Board may hold a public

hearing upon the application. In reaching its determination, the Board shall consider among other things:

- (a) Whether the sewage disposal facilities and water supply will be safe and adequate.
- (b) Whether the location, use, and nature of the operation will be in conflict with the primary permitted uses of District or neighborhood.
- (c) Whether the use will be objectionable to adjacent or nearby properties and not compatible with the primary uses of the District.
- (d) Whether the use will discourage, hinder, or down-grade the development and use of adjacent premises and neighborhood.
- (e) Whether the use will create a major traffic problem or hazard.

Section 7.10 Unlisted Property Uses and Buildings

The Township Zoning Board shall have the power, on written request of a property owner, to classify a use or building not specifically listed in any District with a comparable permitted or prohibited use specified in the Ordinance giving due consideration to the purposes of this Ordinance as expressed by Section 1.02. When found incomparable, such use may be provided only by due amendment to the Ordinance.

Section 7.11 Essential Services

The erection, construction, alteration, or maintenance of facilities including railroads, municipal departments, and commissions necessary for the furnishing of adequate service for the public health, safety or general welfare, shall be permitted as authorized and regulated by law and other ordinance of the Township of Stannard, Ontonagon County, State of Michigan, in any use of district, it being the intention thereof to exempt such erection, construction, alteration, and maintenance from the application of the Ordinances.

Section 7.12 Public Utility Building and Public Buildings

The Township Zoning Board shall have the power to permit the erection and use in any zoning District of a publicly owned building or public utility building, if the Board finds such building

and use reasonably necessary for the public convenience and service.

Section 7.13 Vehicular Parking

Off-street parking space with adequate access to all such spaces shall hereafter be provided in all districts at the time of erection or enlargement of any main building or structure for the parking, loading, and unloading of vehicles in proportions no less than shown in the following table. Approval of each exit and entrance shall be obtained from the Ontonagon County Road Commission. Adequate space shall be included in the parking area to facilitate turning of vehicles so that entry upon the highway may be accomplished in a forward manner.

1. Banks, business offices, and professional offices of architects, engineers, lawyers, and similar professions—one for each four hundred (400) square feet of usable space.
2. Barber shops and beauty parlors—two for each beauty and barber shop chair.
3. Bowling alleys—four for each bowling lane.
4. Churches, theatres, auditoria—one for each three seats.
5. Community clubs, dance halls, fraternal organizations, private clubs—one for each one hundred (100) square feet of usable floor space.
6. Dwellings—two for each family.
7. Hospitals, clinics, and similar establishments—one for each four (4) beds, and one for each one hundred fifty (150) square feet of usable floor space.
8. Laundromats—one for each two (2) wash machines.
9. Professional offices - doctors, dentists, and similar professions—one for each two hundred (200) square feet of usable floor space and not less than four (4) spaces, whichever is greater.
10. Restaurants and similar establishments for sale and service of food and drinks, except drive-ins—one for each one hundred (100) square feet of usable floor space.
11. Retail stores—one for each one hundred fifty (150) square feet of usable floor space.
12. Tourist, boarding and lodging homes—one for each guest room, plus two.

Section 7.13A Loading and Unloading Space
Every building and structure, the use of which requires loading and unloading goods, shall provide space on the premises in addition to that required for parking to avoid undue interference with public use of the public highway.

**ARTICLE EIGHT
ADMINISTRATION**

Section 8.01 Zoning Administrator
The Provision of this Ordinance shall be administered by a Zoning Administrator who shall be appointed by the Township Board for such term and subject to such conditions as the Township Board deems desirable to carry out the provisions of the Ordinance. He shall hold office at the pleasure of the Board, and receive such compensations as shall be determined by the Board.

Section 8.02 Certificate of Approval

8.02A Application for Certificate

Before proceeding with the erection, moving, or use of any building, or premises subject to provisions of this Ordinance, the owner of the premises shall first apply for a Certificate of Approval from the Zoning Administrator. Application shall be made in duplicate upon forms provided by the Township, and shall be accompanied by an acceptable description of the location of the premises, by evidence of ownership of all property to be covered by the Certificate, and by a blue-print or pen-and-ink sketch to approximate scale showing:

1. The shape, area, dimensions and intended use of the premises.
 2. The kind, dimensions, height and location of the building or structure to be erected or moved on the premises, including all yard dimensions and accessory buildings if any.
 3. The location and type of sewage disposal system and water supply facilities.
- 8.02B Issuance and Limitation of Certificate**
1. If the Zoning Administrator finds the application conforms to the requirements of the Ordinance and other applicable law, he shall mark both copies approved over his signature, including the date. One copy shall be filed in his office. The other shall be

delivered to the applicant together with a card stating the terms of the Certificate, which card shall be displayed and remain on the premises during the progress of any construction authorized.

2. Any Certificate under which no work has been done within twelve (12) months of issue, shall expire by limitation, but shall be renewable upon re-application and payment of one-half of the original fee, subject, however, to the provisions of any Ordinance then in effect.

3. The Zoning Administrator shall have the power to revoke or cancel any Certificate in case of failure or neglect to comply with the provisions of this Ordinance, or in the case of false statements of misrepresentation made in the application. The owner shall be voiding action before revocation.

8.02C Inspection

The erection of every building or structure may be subject to two inspections: (1) when excavation for foundation is complete, and building lines established; and (2) on completion of the construction. Failure of owner or builder to give proper notification shall automatically cancel the Certificate and require issuance of a new Certificate before construction may proceed or occupancy be permitted.

8.02D Fees

For each permit application a fee shall be paid to the Township Treasurer who shall place the same in a Zoning Fund to be used solely for the costs of administering this Ordinance, as directed by the Township Board. No permit application shall be valid until the required fee is paid. The schedule for all fees required by this ordinance shall be established from time to time by the Township Board.

ARTICLE NINE - ZONING

BOARD OF APPEALS

Section 9.01 Creation and Membership

There is hereby established a Zoning Board of Appeals from electors of the Township as provided by section 18 of the Township, Rural Zoning Act, Public Act 184, 1943, as amended.

Section 9.02 Powers

The duties and powers of the Board of Appeals shall include the following:

9.02A Review

Hear and decide upon appeals made from determination of the Zoning Administrator or other agent acting under the terms of the Ordinance.

9.02B Interpret

Hear and decide upon request for interpretation of provisions of the Ordinance.

9.02C Variances

Grant variance on appeal respecting any provision of the Ordinance if the same cause practical difficulties or undue hardship in conforming to the strict letter of the Ordinance, to the end that the spirit of the Ordinance is observed, equity achieved and substantial justice done; provided, however, that this provision shall not be construed as permitting the Board of Appeals to amend the Ordinance or exchange any use of property under the guise of a variance.

Section 9.03 Proceedings

9.03A Adoption

The Board of Appeals shall adopt proceedings in accordance with the provisions of Section 20 to 23 inclusive of the Township Rural Zoning Act, Public Act 184, 1943 as amended.

9.03B Written Requests

All requests for variances, appeals, or special exceptions shall be filed with the Township Clerk, (accompanied by a fee to be deposited in the Zoning Fund, which fee shall be fixed by the Township Board).

9.03C Limitations

All appeals shall be made to the Board of Appeals within thirty (30) days after the date of any decision constituting the basis for appeal. The Board of Appeals shall return a decision within thirty (30) days after a request or appeal has been filed and heard unless additional time is agreed upon by all parties concerned.

9.03D Re-Submissions

No application for variance or special exceptions which have been denied shall be re-submitted within twelve (12) months from the last date of denial, except on grounds of newly discovered evidence or proof of changed conditions found to be valid.

ARTICLE TEN - VIOLATIONS

AND ENFORCEMENT

Section 10.01 Violations
Building and structures erect-

ed, altered, moved or converted, or any use of land or premises carried on in violation of any provisions of this Ordinance are declared to be a nuisance per se. The Zoning Administrator shall inspect each alleged violation and shall order correction in writing to the owner of the premises of all conditions found to be in violation.

Section 10.02 Correction

All violations shall be corrected within sixty (60) days following issuance of written notice to correct. If not corrected, they shall be remanded to the District Court for prosecution.

Section 10.03 Penalties

Any person, firm or corporation who violates, neglects, omits or refuses to comply with any provision of this Ordinance, or any permit or exception granted hereunder, or any lawful requirement of the Zoning Administrator, shall be fined on conviction not less than ten (10) dollars nor more than one hundred (100) dollars together with the cost of prosecution, or by imprisonment in the county jail for not more than thirty (30) days, or both, in the discretion of the court. To promote compliance with the provisions of the Ordinance, each day that a violation maintains shall be deemed a separate offense.

Section 10.04 Proceedings

The Zoning Administrator or any owner of real estate may institute injunction, mandamus, abatement, or any other appropriate action or proceedings to prevent, enjoin, abate, or remove any unlawful erection, alteration, maintenance, or violation. The rights and remedies provided herein are cumulative in addition to all other remedies provided by law.

ARTICLE ELEVEN -

DEFINITIONS

Section 11.01 Accessory Building or Structure

A supplemental building or structure on the same premises as the main building occupied by, or devoted exclusively to an accessory use but not including dwelling, garages, lodge, or sleeping quarters.

Section 11.02 Dwelling

Any building or part thereof occupied as the home, residence or sleeping place of one or more

persons either permanently or temporarily, but not including trailer coaches, motels, garage homes or boat house, basement homes, tents, or similar unconventional structures.

Section 11.03 Erected

Includes built, constructed, reconstructed, moved upon or any physical operation on the premises intended or required for a building or structure. Excavation, fill drainage, land-clearing, and general property improvements shall not be considered as an erection.

Section 11.04 Highway

Any public thoroughfare, including roads and streets, but not alleys.

Section 11.05 Junk

Any personal property which is or may be salvaged for re-use, resale, reduction or similar use or disposition, or which is accumulated, dismantled or assorted for any such reasons. Without limiting the definition of junk, the term shall include used or salvaged metals, used or salvaged rope, bags, paper, glass, rubber and similar articles, and motor vehicles which are parked, or possessed for the purpose of dismantling or salvaging any part thereof.

Section 11.06 Junkyard

Any place at which a person engages in the handling, purchase, exchange, accumulation, storage, sale or disposition of any article which may reasonably be defined as junk, except this definition shall not apply to retail merchants who repossess their own merchandise sold on a title retaining contract or chattel mortgage basis.

Section 11.07 Lot or Premises

The parcel of land occupied or to be occupied by a building and its accessory building or structures together with such open spaces, minimum area and width required by this Ordinance for the District in which located.

Section 11.08 Sign

Any construction, device, or portion thereof upon which words, numerals, terms, figures, trademarks, or similar representations are employed for the purpose of conveying information to the public. Includes outdoor advertising media, bulletin boards, sale and rental signs, and the like.

Alice Linna
Township Clerk,
Stannard Township, Mich.
Countersigned:
Rayno Tulppo
Township Supervisor
Stannard Township, Mich.

**ARTICLE THIRTEEN -
VALIDITY**

Should any section, clause, or provision of this Ordinance be declared by the Courts to be invalid, the same shall not effect the validity of this Ordinance as a whole or any part thereof.

**ARTICLE FOURTEEN -
PUBLICATION AND
EFFECTIVE DATE**

This Ordinance shall take effect immediately upon its publication as provided by law.

Limitations Chart 7.01A

Zoning District	Min. Lot Area sq. ft.	Min. Lot Width ft.	Min. Setback ft.	Min. Sideyard ft.	Min. Rearyard ft.	Min. Floor Area sq. ft.
R-C Dwlg.	15,000	100	25	7	25	600
Non-Dwlg.			25	7		
Access Bldgs.			25	7		
A-R Dwlg.	90,000	300	25	20	25	600
Non-Dwlg.			25	20		
Access Bldgs.			25	20		
F-R Seasonal	90,000	300	50	50	25	600
Dwellings Non-Dwlg.			50	20		
Access Bldgs.			50	20		

agricultural operations are carried on directly by the owner-operator, manager, or tenant farmer by his own labor or with the assistance of members of his household or hired employees; provided, however, that land to be considered as a farm hereunder shall include a contiguous, unplotted parcel of not less than 4 acres in area; provided further that greenhouses, nurseries, orchards, apiaries, chicken hatcheries, poultry farms and similar specialized agricultural enterprises may be considered as farms, but establishments keeping or operating game preserves, fish hatcheries, dog kennels, fur-bearing animals, stockyards, slaughter houses, stone quarries, or commercial sand and gravel pits shall not be considered as farms hereunder, nor shall premises operated as fertilizer works, bone yards, or for the reduction of animal matter, or for the disposal of garbage, sewage, rubbish, offal, or junk, constitute a farm hereunder.

**ARTICLE TWELVE -
AMENDMENTS**

Amendments or supplements to this Ordinance may be adopted from time to time in the same manner as provided by the Township Rural Zoning Act, Public Act 184, 1943 as amended.

Section 12.01 Initiation

Proposals for amendment or supplements may originate with the Township Board, the Stannard Township Zoning Board, or by written petition signed by no less than six (6) property owners in the Township. Petition by property owners shall show the address of each signer and the location of his property in the Township, including the Zoning District wherein located.

Section 12.02 Action of the Township Zoning Board
All amendments or supplements shall be referred to the Township Zoning Board for study, recommendation and such action as provided by Sections 11 and 14 of the Township Rural Zoning Act, Public Act 184, 1943 as amended. Only the Township Board shall have power to amend or supplement any provisions of the Ordinance.

Section 11.09 Structure

Anything constructed, the use of which requires permanent location on the ground or attachment to an object having permanent location on the ground. The term shall include fences, advertising devices, tents, trailer coaches, and similar structures.

Section 11.10 Mobile Home
For the purpose of this zoning Ordinance, a mobile home is defined as a single-family dwelling unit suitable for year-round occupancy or occasional dwelling which, if occupied outside a mobile home park, shall be placed on a foundation and connected to utilities and assessable as Real Property. The dimension of said mobile home shall have a minimum of at least six hundred (600) square feet of floor space or the equivalent manufacturer's rating.

Section 11.11 Trailer Coach
Any structure designed and constructed for sleeping, living, business, or storage purposes having no foundation other than wheels, blocks, skids, jacks, horses, or skirting, and which may be equipped with wheels or other devices for transporting the structure from place to place, whether by its own motive power or other means and licensable by the State to travel upon highways.

Section 11.12 Yard

A space open to the sky between a building and the lot or property lines of the parcel of land on which located, unoccupied or unobstructed by any encroachment or structure except as otherwise provided by this Ordinance.

11.12A Yard-Front

A yard across the full width of the lot or parcel of land extending from the front line of the principal building to the front lot line of highway right-of-way, as the case may be.

11.12B Yard-Rear

A yard extending across the full width of the lot or parcel of land extending from the rear line of the principal building to the rear lot line.

11.12C Yard-Side

A yard extending between the side lot line and the nearest side line of any building.

Section 11.13 Farm

All associated land operated as a single unit on which bona fide