

# Keweenaw County Planning Commission Proposed Amendments to the Zoning Ordinance

Public Hearing May 6, 2024 at 5pm

Keweenaw County Courthouse

5095 4<sup>th</sup> Street, Eagle River, MI 49950

**Update Definitions:** Deleted Cabin/Cottage; updated Dwelling, Short-term Rental; updated Family

**Current Ordinance Text (2019)**

**Cabin/Cottage:** A single-family dwelling unit of not less than four hundred and eighty (480) square feet designed and built for temporary (usually seasonal) use that meets building and sanitary codes at the time of construction. See Section 7.15.1.A.

**Dwelling, Rental Long Term:** A dwelling unit for rental purposes with a duration of 120 days or more.

**Dwelling, Rental Short Term:** A dwelling unit for rental purposes with a duration of less than 120 days. (see 10.12.17 for Conditions).

**Family:** An individual or two or more persons related by blood, marriage, or adoption, or a group not to exceed six (6) persons, whether or not related by blood or marriage, occupying premises and living as a single nonprofit housekeeping unit with single culinary facilities as distinguished from a group occupying a boarding house, lodging house, club, fraternity, hotel or similar dwelling for group use. Domestic servants residing on the premises shall be considered as part of the family.

**Proposed Ordinance Amendment**

**Cabin/Cottage:** ~~A single-family dwelling unit of not less than four hundred and eighty (480) square feet designed and built for temporary (usually seasonal) use that meets building and sanitary codes at the time of construction. See Section 7.15.1.A. <Deleted>~~

**Dwelling, Rental Long Term:** A dwelling unit for rental purposes with a duration of ~~120~~ 30 days or more.

**Dwelling, Rental Short Term-Short-term Rental:** Means a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental owner or operator for a fee for fewer than thirty (30) consecutive nights. They are commonly referred to as vacation rentals. They are a form of tourist or transient accommodations. Short-term rental units be whole house rentals, apartments, condominiums, or individual rooms in homes. For the purpose of administration and enforcement of this title, the terms "overnight rental," "nightly rental," and "vacation rental" are interchangeable with short-term rentals. ~~Subleasing or subletting of units for short-term rental is prohibited if the underlying zone prohibits such use. A dwelling unit for rental purposes with a duration of less than 120 days.~~ (See 10.12.17 for Conditions)

**Family:** An individual or two or more persons related by blood, marriage, or adoption, or a group ~~not to exceed six (6) persons~~, whether or not related by blood or marriage, occupying premises and living as a single nonprofit housekeeping unit with single culinary facilities as distinguished from a group occupying a boarding house, lodging house, club, fraternity, hotel or similar dwelling for group use. ~~Domestic servants- Household employees~~ residing on the premises shall be considered as part of the family.

**Update Definitions:** Updated Home Occupation; updated Parking Space; updated Resort  
**Update District Definitions:** Update Resort Residential to Rural Residential  
Add reference to where acronyms can be found for Table 4-1.

**Current Ordinance Text (2019)**

**Home Occupation:** A commercial activity, not involving the conduct of an on-site retail business, whether for profit or otherwise, carried on by an occupant of a dwelling unit as a secondary use which is clearly subordinate and incidental to the use of the dwelling unit as a residence.

**Parking Space:** A land area of not less than ten (10) by twenty (20) feet, exclusive of driveways and aisles, and so prepared as to be usable for the parking of permitted vehicles and so located as to be readily accessible to a public street or alley. See Figure 2-10.

**Resort:** A place of typically seasonal entertainment, recreation and/or lodging. Resort lodging, if provided, may include hotels, motels, single or multiple-family residential dwelling units, cottages, cabins, campgrounds, bed and breakfasts or some combination, as regulated by appropriate sections of this Ordinance.

**4.3.10 Resort Residential District:** The purpose of the Resort Residential District (RR) is to accommodate single-family residential homes at varying densities of the type and character which would allow possible conversion to year-round dwelling on or near waterfront, woodland or other resort or vacation areas. Land should have adequate access, water and sewer/septic, and suitable topography. On Table 5-1, two subdistricts differentiate lot size based on the presence or absence of public sewer or water systems.

**4.4.4 Accessory Use Table:** Table 4-2 presents accessory uses, structures and buildings by district and the type of approval required.

**Proposed Ordinance Amendment**

**Home Occupation:** A commercial activity, ~~not involving the conduct of an on-site retail business,~~ whether for profit or otherwise, carried on by an occupant of a dwelling unit as a secondary use which is clearly subordinate and incidental to the use of the dwelling unit as a residence.

**Parking Space:** A land area of not less than ~~ten (10)~~ **nine (9)** by twenty (20) feet, exclusive of driveways and aisles, and so prepared as to be usable for the parking of permitted vehicles and so located as to be readily accessible to a public street or alley. See Figure 2-10.

**\*\*Change applies to entire Ordinance.**

**Resort:** A place of ~~typically seasonal~~ entertainment, recreation and/or lodging. Resort lodging, if provided, may include hotels, motels, single or multiple-family residential dwelling units, cottages, cabins, campgrounds, bed and breakfasts, ~~short-term rentals~~ or some combination, as regulated by appropriate sections of this Ordinance.

**4.3.10 ~~Resort~~ Rural Residential District:** The purpose of the ~~Resort~~ Rural Residential District (RR) is to accommodate single-family residential homes ~~at varying densities of the type and character which would allow possible conversion to year-round dwelling~~ on or near waterfront, woodland or other resort or vacation areas. Land should have adequate access, water and sewer/septic, and suitable topography. On Table 5-1, two subdistricts differentiate lot size based on the presence or absence of public sewer or water systems.

**\*\*Change applies to entire Ordinance.**

**Accessory Use Table:** Table 4-2 presents accessory uses, structures and buildings by district and the type of approval required. **Please note that acronyms are defined in Section 2.5 of this Ordinance on pages 2-26 & 2-27.**



**Update Table 4-1:** Commercial Agriculture or Horticulture; Drive Through Establishments; Extractive Industries

**Current Ordinance Text (2019)**

**Commercial Agriculture or Horticulture**

The commercial production, harvesting and storage of farm products on a farm and the farm operations typically attendant thereto., as "farm" is defined in the Michigan Right to Farm Act, Public Act 93 of 1981; as amended.

Field crop and fruit farming; truck farming; nurseries; greenhouses; turf/sod farms; apiaries; annelid farms; equine breeding and grazing; mushroomrooms; aquaculture; similar agricultural enterprises; and the usual farm buildings associated with such uses.

A cervidae livestock operation as defined and regulated by Act No. 191 of the Public Acts of 2000.

Other agricultural uses similar to and compatible with the above uses, as first determined by the zoning administrator.

"R" in AG

**Drive-through Establishments**

"S" in RS-1, RS-2, B-1, and M-1

**Extractive Industries**

Sand and gravel extraction processing and transport including manufacture of cement and cement products.

Underground mining, processing, and transport.

"R" in ED

"S" in M-2, AG, and TR

**Proposed Ordinance Amendment**

**Commercial Agriculture or Horticulture**

The commercial production, harvesting and storage of farm products on a farm and the farm operations typically attendant thereto., ~~as "farm" is defined in the Michigan Right to Farm Act, Public Act 93 of 1981; as amended.~~

Field crop and fruit farming; truck farming; nurseries; greenhouses; turf/sod farms; apiaries; annelid farms; equine breeding and grazing; mushroomrooms; aquaculture; similar agricultural enterprises; and the usual farm buildings associated with such uses.

~~A cervidae livestock operation as defined and regulated by Act No. 191 of the Public Acts of 2000.~~

Other agricultural uses similar to and compatible with the above uses, as first determined by the zoning administrator.

"R" in ~~AG~~All Districts

**Drive-through Establishments**

~~"S"~~"RC" in RS-1, RS-2, B-1, and M-1

**Extractive Industries**

Sand and gravel extraction processing and transport including manufacture of cement and cement products.

~~Subject to Article X, Section 12, Subsection 13.~~

Underground mining, processing, and transport.

~~"R"~~in ED

"S" in ~~M-2, AG, and TR~~All Districts



**Update Table 4-1:** Food and Drink Establishments; General Retail Establishments; Group Housing; Lodging/Accommodations; Personal Service Establishments; Single Family Dwelling

**Current Ordinance Text (2019)**

**Food and Drink Service Establishments**  
 Restaurants (eat-in or take-out, but not drive through); bakeries; cafes; bars and taverns; nightclubs; cabarets; brewpubs (allowed only in conjunction with and as a part of a restaurant); coffee shops; delicatessens; diners; soup kitchens; and related uses similar to and compatible with the above uses.

**General Retail Establishments**  
 "R" in B-1

**Group Housing**  
 "S" in R-2, AG, and RR

**Lodging/Accommodations**  
 Hotels, motels, auto courts, bed & breakfast operations, residence inns, tourist homes and other resident lodging facilities.

"R" in B-1, RS-1, and RS-2  
 Bed & breakfast and tourist home "RC" in R, RR and AG

**Personal Service Establishments**  
 "R" in B-1

**Single Family Dwelling**  
 Single family dwelling, site condominium, mobile or manufactured home on an individual lot. Note: absolutely no single family dwellings are permitted in TR or CEP; and single wide mobile homes are only permitted in mobile home parks.

**Proposed Ordinance Amendment**

**Food and Drink Service Establishments**  
 Restaurants (eat-in or take-out, but not drive through); bakeries; cafes; bars and taverns; nightclubs; cabarets; brewpubs (~~allowed only in conjunction with and as a part of a restaurant~~); coffee shops; delicatessens; diners; soup kitchens; and related uses similar to and compatible with the above uses.

**General Retail Establishments**  
 "R" in B-1 and RS

**Group Housing**  
 "S" in ~~R-2, AG, and RR~~ All Districts

**Lodging/Accommodations**  
 Hotels, motels, auto courts, bed & breakfast operations, residence inns, ~~tourist homes-short-term rentals~~ and other resident lodging facilities.

"R" in B-1, RS-1, and RS-2  
 Bed & breakfast and ~~tourist-home-short-term rental~~ "RC" in R, RR and AG

**Personal Service Establishments**  
 "R" in B-1 and RS

**Single Family Dwelling**  
 Single family dwelling, site condominium, mobile or manufactured home on an individual lot. Note: absolutely no single family dwellings are permitted in TR or CEP, ~~and single-wide mobile homes are only permitted in mobile home parks.~~

**Update Table 4-1:** Single Family Dwelling (continued); Utility and Public Service Installations

**Current Ordinance Text (2019)**

**Seasonal Single Family Dwelling**

Cabins and cottages for a single family for seasonal occupancy.  
Yurts for a single family for seasonal occupancy.

See Section 7.14.1

"R" in AG, RR, RS-1 and RS-2.

"RC" in AG, CE, RR, RS-1, RS-2

Tourist homes/bed & breakfast establishments

"RC" in RR, RS-1, RS-2, and AG

**Utility and Public Service Installations**

WECS wind towers under 35 feet in height are allowed in any zone.  
"R" in all districts

WECS towers between 35 and 80 feet in height.  
"R" in all districts

**Proposed Ordinance Amendment**

**Seasonal Single Family Dwelling**

~~Cabins and cottages for a single family for seasonal occupancy.  
Yurts for a single family for seasonal occupancy.~~

~~See Section 7.14.1~~

~~"R" in AG, RR, RS-1 and RS-2.~~

~~"RC" in AG, CE, RR, RS-1, RS-2~~

~~Tourist home-Short-term rentals/bed & breakfast establishments~~

~~"RC" in, R, RR, RS-1, RS-2, CE and AG~~

~~\*\*Updated to match Article X 10.12.17~~

**Utility and Public Service Installations**

WECS wind towers under 35 feet in height are allowed in any zone.  
~~"R" "S"~~ in all districts

WECS towers between 35 and 80 feet in height.  
~~"R" "S"~~ in all districts





**Update Table 4-2:** Delete Boathouses and hoists; Bus Shelter; Dog Shelter; Flagpoles; Garage Sales; Outdoor Tennis Courts; Satellite Dishes; and Tree Houses; updated Section numbers in the last column.

Accessory Uses, Buildings & Structures	AG	TR	ED	CEP	CE	R-1	R-2	RR	RS-1 RS-2	B-1	M-1	M-2	PDD	Special Standards Section #
Property management or temporary real estate office					R	R	R	R	R	R	R	R	R	7.15.D
Pumphouses	R	R	R		R	R	R	R	R	R	R	R	R	6.2.5
Sauna	R	R	R		R	R	R	R	R	R	R	R	R	5.3.7.9
Satellite dishes	R				R	R	R	R	R	R	R	R	R	7.9, 7.10
Security Station			R		R	R	R	R	R	R	R	R	R	7.9
Signs and name plates	R	R	R	R	R	R	R	R	R	R	R	R	R	Article XVI
Swimming Pools	R				R	R	R	R	R	R			R	5.3.8 7.9.8
Swing sets, play sets, <del>tee houses</del> and other playground equipment	R	R			R	R	R	R	R	R			R	5.3.7.9, 7.10
WECS, Private under 35 feet	R	R	R		R	R	R	R	R	R	R	R	R	10.12.39
<b>Temporary Buildings, Structures &amp; Uses</b>														
Temporary contractor's Buildings	R				RC	RC	RC	RC	RC	RC	RC	RC	RC	7.15.1.C
Temporary Buildings incidental to a church or school	R				R	R	R	R	R	R			R	7.15.1.E
Temporary sawmills	R	R	R	R	R			R			R	R		

Reference Notes:

1. – Garages and sheds must be located off the alley if one is present.
2. – Permitted only in the rear or side yard, and in front yard if behind the front building line.

See requirements in Article ~~VIII~~, Table 5.4 7-1, and also 5.3 7.9.1.

R = Permitted Use by right; RC= Use permitted by Right with Conditions; and S = Special Use; see Section 4.2.2.

**Update Section 7.9 Accessory Structures:** Updated and moved Section 7.9 to 5.3, reduced General Standard requirements.

**Current Ordinance Text (2019)**

- 7.9.1 General Standards:**
- A. Subordinate to Principal Use: Accessory uses and structures must be subordinate to the principal use and structure on the subject lot in terms of area, extent and purpose.
- B. Time of Establishment: Accessory structures must be constructed in conjunction with or after the principal building, and may not be constructed prior to the construction of the principal building, except as provided in 1., 2. and 3. below. Accessory uses may be established no earlier than the commencement of the principal use, except as provided in 1., 2. and 3. below.
1. A permitted accessory structure may be erected following receipt of a Zoning Permit, and following receipt of a Zoning Permit and Building Permit for the construction of a permitted principal structure on the lot. On parcels of 5 acres or more a permitted accessory structure may be built without a principal structure provided the accessory structure is set back at least 100 feet from any road right-of-way or property line.
  2. Bona fide agricultural accessory structures can be erected independent of a permitted principal structure in the AG district.
  3. A permitted accessory structure may be erected prior to the erection of a single family dwelling in the RR-A, RR-B and RS-2 districts provided the accessory structure:
    - a. Has no foundation;
    - b. Is not habitable and in particular has no kitchen or bathroom facilities; and
    - c. The accessory structure is not more than 200 square feet or more than one story in height.
- C. If a garage or other accessory structure is built before a dwelling, where permitted above, the building footprint for the dwelling must be established prior to determining the size of the accessory structure, and before a Zoning Permit can be issued. The permitted single family dwelling which the accessory structure is to accompany, shall be erected within two (2) years as required in Section 18.8.5.
- D. No garage or other accessory structure may be used as a dwelling before or after a principal structure is erected.

**Proposed Ordinance Amendment**

- 7.9.1 5.3.1 General Standards:**
- A. ~~Subordinate to Principal Use: Accessory uses and structures must be subordinate to the principal use and structure on the subject lot in terms of area, extent and purpose.~~
- B. ~~Time of Establishment: Accessory structures must be constructed in conjunction with or after the principal building, and may not be constructed prior to the construction of the principal building, except as provided in 1., 2. and 3. below. Accessory uses may be established no earlier than the commencement of the principal use, except as provided in 1., 2. and 3. below.~~
1. ~~A permitted accessory structure may be erected following receipt of a Zoning Permit, and following receipt of a Zoning Permit and Building Permit for the construction of a permitted principal structure on the lot. On parcels of 5 acres or more a permitted accessory structure may be built without a principal structure provided the accessory structure is set back at least 100 feet from any road right-of-way or property line.~~
  2. ~~Bona fide agricultural accessory structures can be erected independent of a permitted principal structure in the AG district.~~
  3. ~~A permitted accessory structure may be erected prior to the erection of a single family dwelling in the RR-A, RR-B and RS-2 districts provided the accessory structure:
    - a. Has no foundation;
    - b. Is not habitable and in particular has no kitchen or bathroom facilities; and
    - c. The accessory structure is not more than 200 square feet or more than one story in height.~~
- C. ~~If a garage or other accessory structure is built before a dwelling, where permitted above, the building footprint for the dwelling must be established prior to determining the size of the accessory structure, and before a Zoning Permit can be issued. The permitted single family dwelling which the accessory structure is to accompany, shall be erected within two (2) years as required in Section 18.8.5.~~
- D. ~~No garage or other accessory structure may be used as a dwelling before or after a principal structure is erected.~~

Move Section 7.9 Accessory Uses and Structures and Table 7-1 to Section 5.3 to make the document more user friendly.  
**Updates:** Accessory structure building height;

Zoning District	Minimum Setback in Feet			Maximum Height in Feet
	Front	Side	Rear	
AG	50 <sup>a</sup>	50 <sup>a</sup>	50 <sup>a</sup>	35 ft. except barns and silos 100 ft.
TR	50 <sup>a</sup>	50 <sup>a</sup>	50 <sup>a</sup>	35 ft. except barns and silos 100 ft.
ED	100	100	100	100
CEP	100	100	100	As established in special use permit
CE	50	25	25	<del>48-21</del>
R-1	Not allowed in front yard <sup>b</sup>	5	10 <sup>c</sup>	<del>48-21</del>
R-2	Not allowed in front yard <sup>b</sup>	5	10 <sup>c</sup>	<del>48-21</del>
RR	Not allowed in front yard <sup>b</sup>	5	10 <sup>c</sup>	<del>48-21</del>
RS-1	Not allowed in front yard <sup>b</sup>	5	10 <sup>c</sup>	<del>48-21</del>
RS-2	Not allowed in front yard <sup>b</sup>	5	10 <sup>c</sup>	<del>48-21</del>
B-1	25	5	10	Not more than the principal building
M-1	50	10	10	Not more than the principal building
M-2	50	10	10	Not more than the principal building
PDD	As established in the permit authorizing the PDD	As established in the permit authorizing the PDD	As established in the permit authorizing the PDD	As established in the permit authorizing the PDD



**Update Section 7.9 Accessory Structures:** Updated and moved Section 7.9 to 5.3, increased maximum height of accessory structures; reduce open storage requirements.

**Current Ordinance Text (2019)**

**7.9.4 Height of Accessory Buildings:** Unless otherwise expressly stated, no accessory building in a residential district may exceed eighteen (18) feet in height. In a nonresidential district, no accessory building may exceed the height of the principal building on the same lot.

**7.9.5 Open Storage:**

A. Major recreational equipment such as utility trailers, boat trailers, boats, recreational vehicles and similar major recreational equipment may be stored in the open on any lot having a principal structure subject to the following:

1. Dead storage only is allowable and no connection to any permanent power, water or sewer facilities is allowed.
2. Such equipment shall not be used for human occupancy nor used as business, recreational or housekeeping purposes.
3. Such equipment must be in usable and in safe condition for use except for periods when necessary repairs or alterations are being conducted.
4. Said equipment shall be stored in the side or rear yard provided accessory building setbacks are met, unless it is stored in an existing garage or carport.
5. No such equipment shall be parked or stored in such manner or in such location in the lot or parcel as to create a dangerous or unsafe condition.

B. Major recreational equipment such as utility trailers, boat trailers, boats, recreational vehicles and similar major recreational equipment may be stored in the open on any lot in AG, ED and TR which does not have a principal structure subject to the following:  
Only one (1) recreational vehicle may be stored on parcels up to five (5) acres.  
A maximum of four (4) recreational vehicles may be stored on parcels larger than five (5) acres.

**Proposed Ordinance Amendment**

**7-9-4 5.3.4 Height of Accessory Buildings:** Unless otherwise expressly stated, no accessory building in a residential district may exceed ~~eighteen (18)~~**twenty-one (21)** feet in height. In a nonresidential district, no accessory building may exceed the height of the principal building on the same lot.

**7-9-5 5.3.5 Open Storage:**

A. Major recreational equipment such as utility trailers, boat trailers, boats, recreational vehicles and similar major recreational equipment may be stored in the open on any lot having a principal structure subject to the following:

- ~~1. Dead storage only is allowable and no connection to any permanent power, water or sewer facilities is allowed;~~
- ~~2. 1. Such equipment shall not be used for human occupancy nor used as business, recreational or housekeeping purposes.~~
- ~~3. Such equipment must be in usable and in safe condition for use except for periods when necessary repairs or alterations are being conducted;~~
- ~~4. Said equipment shall be stored in the side or rear yard provided accessory building setbacks are met, unless it is stored in an existing garage or carport;~~
- 5-2. No such equipment shall be parked or stored in such manner or in such location in the lot or parcel as to create a dangerous or unsafe condition.

~~B. Major recreational equipment such as utility trailers, boat trailers, boats, recreational vehicles and similar major recreational equipment may be stored in the open on any lot in AG, ED and TR which does not have a principal structure subject to the following:  
Only one (1) recreational vehicle may be stored on parcels up to five (5) acres.  
A maximum of four (4) recreational vehicles may be stored on parcels larger than five (5) acres.~~

**Update Section 7.13 Recreational Vehicles:** Updated and moved Section 7.13 to 7.12.

**Current Ordinance Text (2019)**

**Section 7.13 Recreational Vehicles**

See Section 2.3 for the definition of a recreational vehicle.

Except for recreational vehicles in bonafide campgrounds the following shall apply:

All recreational vehicles must obtain an approved Recreational Vehicle Permit, adhere to all the required setbacks and comply with all Health Department requirements regarding safe handling of potable water and sewage.

**In Residential Districts,** only one recreational vehicle is allowed on any parcel. A recreational vehicle is not allowed to occupy any parcel for more than ninety (90) days in a calendar year without an "Intent to Build" permit.

On parcels two (2) acres or larger a recreational vehicle may remain longer than ninety (90) days with a valid Special Use Permit. (See Section 10.12.28)

**In Agriculture, Extraction, and Timber Resource Districts,** only one (1) recreational vehicle is allowed to occupy parcels up to five (5) acres in size, no more than two (2) recreational vehicles are allowed to occupy parcels larger than five (5) acres.

**On Parcels over ten (10) acres** or larger in Residential, Agriculture, Extraction and Timber Resource Districts, a recreational vehicle may remain without a special use permit.

**Proposed Ordinance Amendment**

**Section 7.12 Recreational Vehicles**

See Section 2.3 for the definition of a recreational vehicle.

Except for recreational vehicles in bonafide campgrounds the following shall apply:

All recreational vehicles must **obtain an approved Recreational Vehicle Permit**, adhere to all the required setbacks and comply with all Health Department requirements regarding safe handling of potable water and sewage.

**In Residential Districts,** only one recreational vehicle is allowed on any parcel. **No recreational vehicle shall be placed as a rental unit on any lot under five (5) acres.** A recreational vehicle is not allowed to occupy any parcel for more than ninety (90) days in a calendar year without an approved building permit for a principal structure **"Intent to Build" permit.** Upon issuance of an approved building permit, the recreational vehicle may serve as a temporary dwelling (See Sections 7.14 and 18.9).

On parcels two (2) acres or larger a recreational vehicle may remain longer than ninety (90) days **with a valid Special Use Permit.** (See Section 10.12.28).

**In Agriculture, Extraction, and Timber Resource Districts, only one (1) recreational vehicle is allowed to occupy parcels up to five (5) acres in size, no more than two (2) recreational vehicles are allowed to occupy parcels larger than five (5) acres.**

**On Parcels over ten (10) acres** or larger in Residential, Agriculture, Extraction and Timber Resource Districts, a recreational vehicle may remain without a special use permit.



**Update Section 7.13 Recreational Vehicles (continued):** Updated and moved Section 7.13 to 7.12, eliminate Intent to Build section.

**Current Ordinance Text (2019)**

**Intent to Build:** The Zoning Administrator may issue an "Intent to Build" Permit to a parcel owner who requests to use a recreational vehicle for temporary dwelling purposes, subject to conformance with the following standards:

1. The purpose of the temporary housing is to provide on-site housing for residents of a lot while a new dwelling is being constructed.
2. The permit is for a period not longer than one (1) year based on evidence presented by the applicant that he/she has a construction plan including WUPDHD approved well, sewage and utilities. The construction plan shall include the foundation and complete building framing within a specified period of time. The permit is valid for one year and may be extended by the Zoning Administrator when the following conditions are met:
  - a) A good faith effort has been shown;
  - b) The time extension is reasonably necessary considering the practical difficulties associated with actual construction;
  - c) Occupancy of the structure being rebuilt is reasonably possible within the time extension;
  - d) Granting of the time extension to the applicant and other similarly situated parties will not prohibit enforcement of any provisions of this Ordinance, unduly overburden administration and enforcement resources, or adversely affect general health, welfare and safety of adjacent properties or the general community.
3. The lot or parcel is located in any residential district;
4. The performance guarantee pursuant to Section 18.13 is collected and said RV is removed or placed in storage within fifteen (15) days after an occupancy permit is issued.
5. The following additional approvals are obtained:
  - a) Any applicable permits from the building inspector;
  - b) Approval of septic system and well from the District Health Department;
  - c) A driveway permit from the County Road Commission or Michigan Department of Transportation, as applicable.

**Proposed Ordinance Amendment**

**Intent to Build:** ~~The Zoning Administrator may issue an "Intent to Build" Permit to a parcel owner who requests to use a recreational vehicle for temporary dwelling purposes, subject to conformance with the following standards:~~

- ~~1. The purpose of the temporary housing is to provide on-site housing for residents of a lot while a new dwelling is being constructed.~~
- ~~2. The permit is for a period not longer than one (1) year based on evidence presented by the applicant that he/she has a construction plan including WUPDHD approved well, sewage and utilities. The construction plan shall include the foundation and complete building framing within a specified period of time. The permit is valid for one year and may be extended by the Zoning Administrator when the following conditions are met:
  - ~~a) A good faith effort has been shown;~~
  - ~~b) The time extension is reasonably necessary considering the practical difficulties associated with actual construction;~~
  - ~~c) Occupancy of the structure being rebuilt is reasonably possible within the time extension;~~
  - ~~d) Granting of the time extension to the applicant and other similarly situated parties will not prohibit enforcement of any provisions of this Ordinance, unduly overburden administration and enforcement resources, or adversely affect general health, welfare and safety of adjacent properties or the general community.~~~~
- ~~3. The lot or parcel is located in any residential district;~~
- ~~4. The performance guarantee pursuant to Section 18.13 is collected and said RV is removed or placed in storage within fifteen (15) days after an occupancy permit is issued.~~
- ~~5. The following additional approvals are obtained:
  - ~~a) Any applicable permits from the building inspector;~~
  - ~~b) Approval of septic system and well from the District Health Department;~~
  - ~~c) A driveway permit from the County Road Commission or Michigan Department of Transportation, as applicable.~~~~



**Update Section 7.13 Seasonal Buildings and Structures:** Updated and moved Section 7.14 to 7.13.

**Current Ordinance Text (2019)**

**Section 7.14 SEASONAL BUILDINGS AND STRUCTURES**

7.14.1 **General:** Seasonal buildings and structures are permanent structures that are specifically designed for seasonal or short term use. They are not intended for year around occupancy, however, seasonal dwellings must meet the requirements of a dwelling unit. They are permitted in the following districts with the conditions given.

**Yurts:** A yurt may be a permanent structure if it meets the design requirement to carry a Keweenaw County snow load and all other building code requirements. A yurt used as a seasonal single family dwelling must be constructed to all the manufacturer's requirements and meet all sanitary code requirements for septic and water at the time it is erected.

- A. In the "RR" district it must be on a minimum one (1) acre parcel.
- B. In any zoning district, if it is within 300 feet of a dwelling located on an adjacent parcel, a landscape buffer shall be required in accordance with section 15.4.

**Proposed Ordinance Amendment**

**Section ~~7.14~~ 7.13 SEASONAL BUILDINGS AND STRUCTURES**

~~7.14.1~~ 7.13.1 **General:** Seasonal buildings and structures are permanent structures that are specifically designed for seasonal or short term use. They are not intended for year around occupancy, however, seasonal dwellings must meet the requirements of a dwelling unit. They are permitted in the following districts with the conditions given.

**Yurts:** A yurt may be a permanent structure if it meets the design requirement to carry a Keweenaw County snow load and all other building code requirements. A yurt used as a seasonal single family dwelling must be constructed to all the manufacturer's requirements and meet all sanitary code requirements for septic and water at the time it is erected.

- A. In ~~the "RR"~~ all residential districts it must be on a minimum ~~one (1)~~ five (5) acre parcel with a 150-foot minimum setback from all lot lines.
- B. In any zoning district, if it is within 300 feet of a dwelling located on an adjacent parcel, a landscape buffer shall be required in accordance with section 15.4.

Update Section 7.18 Minimum Requirements for Single Family Dwellings: Updated and moved Section 7.18 to 7.17.

Current Ordinance Text (2019)

### Section 7.17 MINIMUM REQUIREMENTS FOR SINGLE FAMILY DWELLINGS

- A. It is the intent of this Section to provide a wide variety of single family housing options in Keweenaw County, including the need for lower cost single family housing while protecting the public health and safety. It is recognized that the modern mobile home and manufactured home compares favorably with existing site constructed dwellings, provided that such mobile homes and manufactured homes are similar in appearance, design, and construction with existing single family dwellings in the vicinity. It is the purpose of this Section to provide standards for the construction, installation, and appearance of all single family homes in order to insure compatibility with existing dwellings located in the surrounding area.
- B. The following minimum requirements apply to all dwelling units outside of mobile home parks except as provided in subsection C of this Section.
1. All construction required in this Section shall be commenced only after a building permit has been obtained in accordance with the applicable Michigan Construction Code provisions and Ordinance requirements. Mobile homes which do not conform to the standards of this Section shall not be used for dwelling purposes within the county unless located within a mobile home park or unless used for temporary residence purposes as provided in Section 7.15.1.B.

Proposed Ordinance Amendment

### Section ~~7-17~~ 7.18 MINIMUM REQUIREMENTS FOR SINGLE FAMILY DWELLINGS

- A. It is the intent of this Section to provide a wide variety of single family housing options in Keweenaw County, including the need for lower cost single family housing while protecting the public health and safety. It is recognized that the modern mobile home and manufactured home compares favorably with existing site constructed dwellings, provided that such mobile homes and manufactured homes are similar in appearance, design, and construction with existing single family dwellings in the vicinity. It is the purpose of this Section to provide standards for the construction, installation, and appearance of all single family homes in order to insure compatibility with existing dwellings located in the surrounding area.
- B. The following minimum requirements apply to all dwelling units ~~outside of mobile home parks~~ **except as provided in subsection C of this Section.**
1. All construction required in this Section shall be commenced only after a building permit has been obtained in accordance with the applicable Michigan Construction Code provisions and Ordinance requirements. Mobile homes which do not conform to the standards of this Section shall not be used for dwelling purposes within the county unless located within a mobile home park or unless used for temporary residence purposes as provided in Section ~~7-15-1-B-7.14.1.B~~ **7.14.1.B**.



**Update Section 7.18 Minimum Requirements for Single Family Dwellings (continued):** Updated and moved Section 7.18 to 7.17.

**Current Ordinance Text (2019)**

2. All dwelling units located outside of mobile home parks shall comply with the following requirements:

- a. The wheels, pulling mechanism, and tongue of any mobile home shall be removed prior to placement on a foundation.
- b. All dwellings shall be connected to a sewer system and water supply system approved by the District Health Department.
- c. The dwelling shall not contain additions or rooms or other areas which are not constructed with similar or better quality work as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein. All additions to dwellings shall meet all of the requirements of this Ordinance and any applicable Codes.
- d. All dwellings shall be aesthetically compatible in design and appearance with other residences in the vicinity including: a 1:4 roof pitch, with either a roof overhang of not less than six inches on all sides, or alternatively with window sills or roof drainage systems concentrating roof drainage at collection points along sides of the dwelling; not less than two exterior doors with the first one facing the front yard and the second one being in either the rear or side of the dwelling; and, contains permanently attached steps connected to said exterior door areas or to porches connected to said door areas where a difference in elevation requires the same.
- e. The compatibility of design and appearance shall be determined in the first instance by the Zoning Administrator upon review of the plans submitted for a particular dwelling. An appeal by an aggrieved party may be taken to the Board of Appeals within a period of fifteen (15) days from the receipt of notice of said Zoning Administrator's decision. Any determination of compatibility shall be based upon the standards set forth in this Section as well as the character, design, and appearance of single family dwellings located outside of mobile home parks within two thousand (2,000) feet of the subject dwelling where such area is developed with dwellings to the extent of not less than 20% of the lots situated within said area or, where said area is not so developed by the character, design, and appearance of one or more single family dwellings located outside of mobile home parks within a four (4) square mile area. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.

**Proposed Ordinance Amendment**

2. All dwelling units located outside of mobile home parks shall comply with the following requirements:

- a. The wheels, pulling mechanism, and tongue of any mobile home shall be removed prior to placement on a foundation.
- b. All dwellings shall be connected to a sewer system and water supply system approved by the District Health Department.
- c. ~~The dwelling shall not contain additions or rooms or other areas which are not constructed with similar or better quality work as the original structure, including permanent attachment to the principal structure and construction of a foundation as required herein. All additions to dwellings shall meet all of the requirements of this Ordinance and any applicable Codes.~~
- d. ~~All dwellings shall be aesthetically compatible in design and appearance with other residences in the vicinity including: a 1:4 roof pitch, with either a roof overhang of not less than six inches on all sides, or alternatively with window sills or roof drainage systems concentrating roof drainage at collection points along sides of the dwelling; not less than two exterior doors with the first one facing the front yard and the second one being in either the rear or side of the dwelling; and, contains permanently attached steps connected to said exterior door areas or to porches connected to said door areas where a difference in elevation requires the same.~~
- e. ~~The compatibility of design and appearance shall be determined in the first instance by the Zoning Administrator upon review of the plans submitted for a particular dwelling. An appeal by an aggrieved party may be taken to the Board of Appeals within a period of fifteen (15) days from the receipt of notice of said Zoning Administrator's decision. Any determination of compatibility shall be based upon the standards set forth in this Section as well as the character, design, and appearance of single family dwellings located outside of mobile home parks within two thousand (2,000) feet of the subject dwelling where such area is developed with dwellings to the extent of not less than 20% of the lots situated within said area or, where said area is not so developed by the character, design, and appearance of one or more single family dwellings located outside of mobile home parks within a four (4) square mile area. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.~~



**Update Section 7.18 Minimum Requirements for Single Family Dwellings (continued):** Updated and moved Section 7.18 to 7.17.

**Current Ordinance Text (2019)**

- f. Prior to issuance of a Zoning Permit for any dwelling unit, construction plans adequate to illustrate compliance with the requirements of this Ordinance shall be submitted to the Zoning Administrator. If the dwelling unit is a mobile home, there shall also be submitted adequate evidence to assure that the dwelling complies with all the standards applicable to mobile homes set forth in this Section.
- g. All mobile homes shall meet the standards for mobile home construction contained in the United States Department of Housing and Urban Development of Housing and Urban Development Regulations entitled "Mobile Home Construction and Safety Standards" effective June 15, 1976, as amended. All other dwellings shall meet the requirements of the State Construction Code. All dwellings shall meet or exceed all applicable roof snow load and strength requirements.
- h. A minimum of one hundred (100) square feet of enclosed storage space, excluding closets, shall be provided for each dwelling. Said enclosed storage space may consist of a basement, garage, shed or other structure, as approved by the Zoning Administrator.
- i. For legal nonconforming mobile homes that are located outside mobile home parks, mobile home plats, or of places where Temporary Permits for placement of a mobile home have been issued; once that mobile home is removed it must be replaced with a mobile home in good condition that is also certified by the American National Standards Institute or the HUD Mobile Home Construction and Safety Standards or by a site constructed home or manufactured home that meets all applicable code requirements.

**Proposed Ordinance Amendment**

- f. Prior to issuance of a Zoning Permit for any dwelling unit, ~~construction~~ plans adequate to illustrate compliance with the requirements of this Ordinance shall be submitted to the Zoning Administrator. If the dwelling unit is a mobile home, there shall also be submitted adequate evidence to assure that the dwelling complies with all the standards applicable to mobile homes set forth in this Section.
- ~~g. All mobile homes shall meet the standards for mobile home construction contained in the United States Department of Housing and Urban Development of Housing and Urban Development Regulations entitled "Mobile Home Construction and Safety Standards" effective June 15, 1976, as amended. All other dwellings shall meet the requirements of the State Construction Code. All dwellings shall meet or exceed all applicable roof snow load and strength requirements.~~
- ~~h. A minimum of one hundred (100) square feet of enclosed storage space, excluding closets, shall be provided for each dwelling. Said enclosed storage space may consist of a basement, garage, shed or other structure, as approved by the Zoning Administrator.~~
- ~~i. For legal nonconforming mobile homes that are located outside mobile home parks, mobile home plats, or of places where Temporary Permits for placement of a mobile home have been issued; once that mobile home is removed it must be replaced with a mobile home in good condition that is also certified by the American National Standards Institute or the HUD Mobile Home Construction and Safety Standards or by a site constructed home or manufactured home that meets all applicable code requirements.~~

**Update Section 7.18 Minimum Requirements for Single Family Dwellings (continued):** Updated and moved Section 7.18 to 7.17.  
**Update Section 7.26.3 Driveways per Parcel:** Reduced requirements.

**Current Ordinance Text (2019)**

C. A single family dwelling in the AG, CE, R-1, R-2, RR, RS-1 and R-2 districts, including a mobile home except in a mobile home park, shall have a minimum width of twenty (20) feet over fifty (50) per cent of the entire structure length.

**7.26.3 Driveways per Parcel:** All land in each parcel having a single tax code number, as of the date of the amendment adding this provision to the Ordinance, which front on one side of a major thoroughfare shall be entitled to one (1) driveway access from that street or highway. Subsequent division of each parcel, either as metes and bounds descriptions, as plats created in accord with P.A. 288 of 1967 as amended, or as site condominiums in accord with Act 59 of 1978 as amended, shall provide access by a single public road or by an approved joint parking area or driveway, as described in Section 14.2.5. No direct additional access to the major thoroughfare shall be permitted with subsequent land divisions unless the parcel has more than six hundred (600) feet of frontage and driveway separation is at least six hundred (600) feet; except following a careful review of on site conditions by the County Road Commission or MDOT, as applicable, a lesser separation distance is approved. However, if a parcel is split by a street or road, there may be a driveway on both sides of the road, provided they are both in direct alignment with one another.

Two driveways per parcel will be allowed with the correct permits being obtained from the proper Highway Authority, County Road Commission, or Michigan Department of Transportation. The driveway permits must be obtained prior to the granting of a County Zoning Permit.

**Proposed Ordinance Amendment**

~~C. A single family dwelling in the AG, CE, R-1, R-2, RR, RS-1 and R-2 districts, including a mobile home except in a mobile home park, shall have a minimum width of twenty (20) feet over fifty (50) per cent of the entire structure length.~~

~~**7.26.3 7.25.3 Driveways per Parcel:** All land in each parcel having a single tax code number, as of the date of the amendment adding this provision to the Ordinance, which front on one side of a major thoroughfare shall be entitled to one (1) driveway access from that street or highway. Subsequent division of each parcel, either as metes and bounds descriptions, as plats created in accord with P.A. 288 of 1967 as amended, or as site condominiums in accord with Act 59 of 1978 as amended, shall provide access by a single public road or by an approved joint parking area or driveway, as described in Section 14.2.5. No direct additional access to the major thoroughfare shall be permitted with subsequent land divisions unless the parcel has more than six hundred (600) feet of frontage and driveway separation is at least six hundred (600) feet; except following a careful review of on site conditions by the County Road Commission or MDOT, as applicable, a lesser separation distance is approved. However, if a parcel is split by a street or road, there may be a driveway on both sides of the road, provided they are both in direct alignment with one another.~~

Two driveways per parcel will be allowed with the correct permits being obtained from the proper Highway Authority, County Road Commission, or Michigan Department of Transportation. The driveway permits must be obtained prior to the granting of a County Zoning Permit.



**Update Article IX Nonconforming Lots, Uses, and Structures: Updated Section 9.1; Section 9.3.**

**Current Ordinance Text (2019)**

**Section 9.1 INTENT AND PURPOSE**

It is recognized that there exists within the districts established by this Ordinance and subsequent amendments, lots, structures, and uses of land and structures which were lawful before this Ordinance was passed or amended which would be prohibited, regulated, or restricted under the terms of this Ordinance or future amendments.

It is the intent of this Article to permit legal nonconforming lots, structures or uses to continue until they are removed or terminated, but not to encourage their survival.

**Section 9.3 NONCONFORMING USES OF LAND**

Where, at the effective date of adoption or amendment of this Ordinance, lawful use of land exists that is made no longer permissible under the terms of this Ordinance as enacted or amended, such use may be continued in the same manner and to the same extent as it existed when it became nonconforming, and so long as it remains otherwise lawful, subject to the following provisions:

A. No such nonconforming use shall be enlarged or increased nor extended to occupy a greater area of land, nor a greater height, than was occupied at the effective date of adoption or amendment of this Ordinance.

Except in the case of gravel extraction operations, existing holes may be worked and enlarged on the land which constituted the lot or parcel on which operations were conducted at the time of becoming nonconforming. However, no new holes shall be established unless a Special Use Permit is obtained pursuant to the procedures of Article X and the applicable standards of Section 10.12.13.

B. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Article, nor to any other lot or parcel, unless reestablished in conformance with the requirements of this Ordinance.

**Proposed Ordinance Amendment**

**Section 9.1 INTENT AND PURPOSE**

It is recognized that there exists within the districts established by this Ordinance and subsequent amendments, lots, structures, and uses of land and structures which were lawful before this Ordinance was passed or amended which would be prohibited, regulated, or restricted under the terms of this Ordinance or future amendments.

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~~B. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Article, nor to any other lot or parcel, unless reestablished in conformance with the requirements of this Ordinance.~~

B. If a nonconforming use is superseded by a permitted use, the nonconforming use may not thereafter be resumed.



**Update Article IX Nonconforming Lots, Uses, and Structures: Updated Section 9.4.**

**Current Ordinance Text (2019)**

**Section 9.4 NONCONFORMING STRUCTURES**

Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards or other characteristics of the structure or location on the lot such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No such structure may be enlarged or altered in a way which increases its nonconformity, but the use of a structure and/or the structure itself may be changed or altered, provided that all such changes are also in conformance with the requirements of the District in which it is located. Furthermore, a nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use and which existed at the time of the adoption of this Ordinance, but no such use shall be extended to occupy any land outside such building.
- B. Should such structure be destroyed by any means it shall not be reconstructed except in conformity with the provisions of this Ordinance, unless it is impractical to do so, in which case it shall be rebuilt on not more than the building footprint at the time of destruction and in accordance with section 9.4.A above.
- C. Should such structure be moved for any reason for any distance whatever on the same or a different lot or parcel, it shall thereafter conform to the regulations for the District in which it is located after it is moved.
- D. Any structure, or structure and land in combination, in which a nonconforming use is superseded by a permitted use shall thereafter conform to the regulations for the District in which such structure is located and the nonconforming use may not thereafter be resumed.

**Proposed Ordinance Amendment**

**Section 9.4 NONCONFORMING STRUCTURES**

Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance ~~by reason of restrictions on area, lot coverage, height, yards or other characteristics of the structure or location on the lot such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:~~

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- B. Should such nonconforming structure be destroyed ~~by any means~~, it shall not be reconstructed except in conformity with the provisions of this Ordinance, unless ~~it is impractical to do so, in which case it shall be it is~~ rebuilt on not more than the building footprint at the time of destruction and in accordance with section 9.4.A above.
- C. Should such structure be moved for any reason for any distance whatever on the same or a different lot or parcel, it shall thereafter conform to the regulations for the District in which it is located after it is moved.
- D. ~~Any structure, or structure and land in combination, in which a nonconforming use is superseded by a permitted use shall thereafter conform to the regulations for the District in which such structure is located and the nonconforming use may not thereafter be resumed.~~

**Section 9.5 CHANGES IN NONCONFORMING USES IN BUSINESS AND INDUSTRIAL DISTRICTS**

Irrespective of other requirements of this Article in any business or industrial district, if no structural alterations are made, any nonconforming use of a structure and premises may be changed to another nonconforming use of the same or a more restricted use classification, provided that the Board of Appeals, either by general rule or by making findings in the specific case, finds and documents that the proposed use is equally appropriate or more appropriate to the District than the existing nonconforming use. In permitting such change, the Board of Appeals may require appropriate conditions and safeguards in accord with the purpose and intent of this Article. Where a nonconforming use of a structure, land or structure, and land in combination is hereafter changed to a more restrictive use classification, then it shall not thereafter be changed to a less restricted use classification.

**Section 9.6 REPAIRS AND MAINTENANCE**

On any building devoted in whole or in part to any nonconforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs or on repair or replacement of nonbearing walls, fixtures, wiring, or plumbing to an extent not exceeding fifty percent (50%) of the assessed value of the building. Nothing in this Article shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety upon order of such official.

**Section 9.5 CHANGES IN NONCONFORMING USES IN BUSINESS AND INDUSTRIAL DISTRICTS**

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Update Article IX Nonconforming Lots, Uses, and Structures: Move Section 9.9 to 9.7 and update text; move Section 9.11 to 9.9 and update text

Current Ordinance Text (2019)

**Section 9.9 HARDSHIP CASES**

Nonconforming buildings or structures may be structurally changed, altered or enlarged with the approval of the Board of Appeals when the Board finds that the request is a case of exceptional hardship in which failure to grant the relief requested would unreasonably restrict continued use of the property or would restrict valuable benefits that the public currently derives from the property as used in its nonconforming status, except that any approval for structural changes, alterations, or enlargements may be granted only with a finding by the Board of Appeals that approval will not have an adverse affect on surrounding property and that it will be the minimum necessary to relieve the hardship.

**Section 9.11 NONCONFORMING USE DISCONTINUED**

In the event that any nonconforming use of land or use of a structure is abandoned for a period of twelve (12) consecutive months, any subsequent use shall conform to the uses permitted in the District in which the premises are located.

Proposed Ordinance Amendment

**Section 9.9.7 HARDSHIP CASES**

Nonconforming buildings or structures may be structurally changed, altered or enlarged with the approval of the Board of Appeals when the Board finds that the request is a case of exceptional hardship in which failure to grant the relief requested would unreasonably restrict continued use of the property or would restrict valuable benefits that the public currently derives from the property as used in its nonconforming status, ~~except that any approval for structural changes, alterations, or enlargements may be granted only with a finding by the Board of Appeals that approval will not have an adverse affect on surrounding property and that it will be the minimum necessary to relieve the hardship.~~

**Section 9.11 9.9 NONCONFORMING USE DISCONTINUED**

In the event that any nonconforming use of land or use of a structure is abandoned for a period of ~~twelve (12)~~ **sixty (60)** consecutive months, any subsequent use shall conform to the uses permitted in the District in which the premises are located.



**Update Section 10.12.3 Bed & Breakfast Establishments:** Update text

**Current Ordinance Text (2019)**

**10.12.3 Bed & Breakfast Establishments:** Bed & Breakfast establishments are permitted as a Conditional Use in the RR, AG, RS-1 and RS-2 Districts when in conformance with the following requirements:

- A. The minimum lot size and yard requirements shall conform with district requirements in Article V.
- B. One (1) off-street parking space per room to be rented shall be provided on site or if the dwelling had no on site parking prior to conversion to a bed and breakfast, on the side of the road or on a site within two hundred (200) feet of the site at the nearest point, in addition to the parking required for a single-family dwelling. Parking shall be screened from adjacent residential parcels.
- C. The bed and breakfast must be the primary dwelling unit for the owner, who must operate and occupy the structure. The bed and breakfast facility may have up to six (6) bedrooms used for transient guests for compensation.
- D. The applicant shall provide a scaled floor plan of the premise as part of the **Special Land Use** application. **Right with conditions not a special land use**
- E. The exterior appearance of the structure shall be harmonious with the character of the surrounding District.
- F. A fire escape plan shall be developed and graphically displayed in each guest room.
- G. A minimum of one (1) fire extinguisher, in proper working order, shall be located on each floor, in a place readily accessible to guests.
- H. The establishment shall contain at least two exits to the outdoors.
- I. No guest room shall be located in a basement or cellar.
- J. No transient occupant shall reside on the premises for more than ninety (90) days in any calendar year.

**Proposed Ordinance Amendment**

**10.12.3 Bed & Breakfast Establishments:** Bed & Breakfast establishments are permitted as a Conditional Use in the ~~RR, AG, RS-1 and RS-2~~ all Districts when in conformance with the following requirements:

- A. The minimum lot size and yard requirements shall conform with district requirements in Article V.
- B. One (1) off-street parking space per room to be rented shall be provided on site or if the dwelling had no on site parking prior to conversion to a bed and breakfast, on the side of the road or on a site within two hundred (200) feet of the site at the nearest point, in addition to the parking required for a single-family dwelling. ~~Parking shall be screened from adjacent residential parcels.~~
- C. The bed and breakfast must be the primary dwelling unit for the owner, who must operate and occupy the structure. The bed and breakfast facility may have up to six (6) bedrooms used for transient guests for compensation.
- D. ~~The applicant shall provide a scaled floor plan of the premise as part of the Special Land Use application. Right with conditions not a special land use~~
- E. ~~The exterior appearance of the structure shall be harmonious with the character of the surrounding District.~~
- F. A fire escape plan shall be developed and graphically displayed in each guest room.
- G. A minimum of one (1) fire extinguisher, in proper working order, shall be located on each floor, in a place readily accessible to guests.
- H. The establishment shall contain at least two exits to the outdoors.
- I. No guest room shall be located in a basement or cellar.
- J. No transient occupant shall reside on the premises for more than ninety (90) days in any calendar year.

**\*\*No changes to the remaining conditions.**

**Update Section 10.12.10 Drive-Through Establishments: Update text**

**Current Ordinance Text (2019)**

**10.12.10 Drive-Through Establishments:** Drive-through establishments, including drive-through establishments as an accessory use, are permitted as a Special Land Use in the RS-1, RS-2, B-1 and M-1 Districts when in conformance with the following requirements:

- A. The minimum lot area shall be twenty thousand (20,000) square feet.
- B. The minimum lot width shall be one hundred twenty-five (125) feet.
- C. The site shall have at least one (1) lot line on a paved major thoroughfare.
- D. The outdoor storage of trash and rubbish shall be screened per the requirements of Section 15.5.3.
- E. An adequate number of outdoor trash receptacles shall be provided in convenient locations at drive-in and carry-out food establishments.
- F. Vehicular circulation patterns into and out of such businesses shall be located and designed to minimize disruption of and conflicts with through traffic movement on abutting streets.
- G. Devices for the transmission or broadcasting of voices or music shall be so directed or muffled as to prevent sound or music from being audible beyond the boundaries of the site.
- H. Bathroom facilities shall be provided at food establishments for use by patrons even if no indoor seating is provided.
- I. There shall be at least two (2) temporary vehicle stopping spaces after the delivery window so motorists may prepare themselves for a safe exit onto the public roadway.
- J. Parking shall comply with the requirements of Article XIV, landscaping with Article XV, and signage with the requirements of Article XVI.

**Proposed Ordinance Amendment**

**10.12.10 Drive-Through Establishments:** Drive-through establishments, including drive-through establishments as an accessory use, are permitted as a ~~Special Land~~ **Conditional** Use in the RS-1, RS-2, B-1 and M-1 Districts when in conformance with the following requirements:

- A. The minimum lot area shall be twenty thousand (20,000) square feet.
- B. The minimum lot width shall be one hundred twenty-five (125) feet.
- C. The site shall have at least one (1) lot line on a paved major thoroughfare.
- D. The outdoor storage of trash and rubbish shall be screened per the requirements of Section 15.5.3.
- E. An adequate number of outdoor trash receptacles shall be provided in convenient locations at drive-in and carry-out food establishments.
- F. Vehicular circulation patterns into and out of such businesses shall be located and designed to minimize disruption of and conflicts with through traffic movement on abutting streets.
- G. Devices for the transmission or broadcasting of voices or music shall be so directed or muffled as to prevent sound or music from being audible beyond the boundaries of the site.
- H. ~~Bathroom facilities shall be provided at food establishments for use by patrons even if no indoor seating is provided.~~
- I. There shall be at least two (2) temporary vehicle stopping spaces after the delivery window so motorists may prepare themselves for a safe exit onto the public roadway.
- J. Parking shall comply with the requirements of Article XIV, landscaping with Article XV, and signage with the requirements of Article XVI.



Update Section 10.12.18 Home Occupations: Update text

Current Ordinance Text (2019)

•10.12.18 Home Occupations: Home occupations are permitted as a Conditional Use in AG, CE, R-1, R-2, RR, RS-1, RS-2, and B-1 Districts when in conformance with the following requirements:

- A. Uses Allowed: Uses that comply with all of the standards of this subsection will be allowed as home occupations unless they are specifically prohibited. The home occupation must be clearly subordinate and incidental to the use of the dwelling as a dwelling unit, and no more than one home occupation is permitted in a dwelling. Size: A home occupation may not occupy more than twenty-five percent (25%) of the gross area of any one story used for the home occupation.
- C. Prohibited Uses: The following uses are prohibited as home occupations in the RR, R-1, and R-2 Districts:
1. Vehicle and Large Equipment Storage/Repair: Any type of repair, assembly or storage of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to motor vehicles and their parts.
  2. Animal Boarding Facilities: This includes kennels, commercial stables and all other similar uses.
  3. Restaurants are prohibited as home occupations in all districts.
- D. Resident Operator: The operator of a home occupation must be a full-time resident of the subject dwelling unit and be on the premises during the hours of operation of the home occupation.
- E. Employees: A maximum of one (1) nonresident employee may be on the premises at any one time. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner, independent contractor, or other person affiliated with the home occupation, who does not live at the site, but who visits the site as part of the home occupation.
- F. Location: All work areas and activities associated with home occupations must be conducted and located inside the principal dwelling unit, or in accessory buildings or garages. If in a detached accessory structure, the space allocated to the home occupation shall not exceed four hundred (400) square feet.

Proposed Ordinance Amendment

•10.12.18 Home Occupations: Home occupations are allowed permitted as a Conditional Use in AG, CE, R-1, R-2, RR, RS-1, RS-2, and B-1 Districts when in conformance with the following requirements:

- A. Uses Allowed: Uses that comply with all of the standards of this subsection will be allowed as home occupations unless they are specifically prohibited elsewhere in this Ordinance. The home occupation must be clearly subordinate and incidental to the use of the dwelling as a dwelling unit, and no more than one home occupation is permitted in a dwelling. Size: A home occupation may not occupy more than ~~twenty-five percent (25%)~~ **fifty (50%)** of the gross area ~~of any one story of the dwelling used for the home occupation.~~
- C. Prohibited Uses: ~~Restaurants are prohibited as home occupations in all districts.~~ The following uses are prohibited as home occupations in the RR, R-1, and R-2 Districts:
1. Vehicle and Large Equipment Storage/Repair: Any type of repair, assembly or storage of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to motor vehicles and their parts.
  2. Animal Boarding Facilities: This includes kennels, commercial stables and all other similar uses.
  - ~~3. Restaurants are prohibited as home occupations in all districts.~~
- D. Resident Operator: The operator of a home occupation must be a full-time resident of the subject dwelling unit ~~and be on the premises during the hours of operation of the home occupation.~~
- E. Employees: A maximum of one (1) nonresident employee may be on the premises at any one time. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner, independent contractor, or other person affiliated with the home occupation, who does not live at the site, but who visits the site as part of the home occupation.
- F. Location: All work areas and activities associated with home occupations must be conducted and located inside the principal dwelling unit, or in accessory buildings or garages in R-1, R-2, and RR Districts. ~~If in a detached accessory structure, the space allocated to the home occupation shall not exceed four hundred (400) square feet.~~



Update Section 10.12.18 Home Occupations (continued): Update text

Current Ordinance Text (2019)

- G. Exterior Appearance: There may be no visible evidence of the conduct of a home occupation when viewed from the street right-of-way or from an adjacent lot, except there may be one (1) non-illuminated sign advertising the home occupation, no larger than two (2) square feet and firmly affixed to the dwelling unit as a wall sign. There may be no change in the exterior appearance of the dwelling unit that houses a home occupation or the site upon which it is conducted that will make the dwelling appear less residential in nature or function. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, or adding commercial-like exterior lighting or signs.
- Operational Impacts: No home occupation or equipment used in conjunction with a home occupation may cause odor, vibration, noise, electrical interference or fluctuation in voltage, or light beyond that customary for residential uses that is perceptible beyond the lot line of the lot upon which the home occupation is conducted. No hazardous substances may be used or stored in conjunction with a home occupation.
- I. Retail Storage, Sales and Display: No stock-in-trade may be stored, produced or sold upon the premises, other than within the allowed area used for the home occupation.
- J. Deliveries: Vehicles used for delivery and pick-up are limited to those normally servicing residential neighborhoods. Tractor-trailers or semi-trucks are expressly prohibited.
- K. Traffic: No traffic shall be generated by any home occupation in greater volume than would normally be expected in a residential neighborhood.
- L. Registration: Any person conducting a home occupation shall register with the Zoning Administrator, on a form to be provided by the Zoning Administrator, within thirty (30) days of beginning that use, or within sixty (60) days of the effective date of this Ordinance, whichever is later.

Proposed Ordinance Amendment

- G. Exterior Appearance: Refer to Article XVI for signage requirements. ~~There may be no visible evidence of the conduct of a home occupation when viewed from the street right-of-way or from an adjacent lot, except there may be one (1) non-illuminated sign advertising the home occupation, no larger than two (2) square feet and firmly affixed to the dwelling unit as a wall sign.~~ There may be no change in the exterior appearance of the dwelling unit that houses a home occupation or the site upon which it is conducted that will make the dwelling appear less residential in nature or function. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, or adding commercial-like exterior lighting ~~or signs.~~
- Operational Impacts: No home occupation or equipment used in conjunction with a home occupation may cause odor, vibration, noise, electrical interference or fluctuation in voltage, or light beyond that customary for residential uses that is perceptible beyond the lot line of the lot upon which the home occupation is conducted. No hazardous substances may be used or stored in conjunction with a home occupation.
- ~~I. Retail Storage, Sales and Display: No stock-in-trade may be stored, produced or sold upon the premises, other than within the allowed area used for the home occupation.~~
- J. Deliveries: Vehicles used for delivery and pick-up are limited to those normally servicing residential neighborhoods. ~~Tractor-trailers or semi-trucks are expressly prohibited.~~
- K. Traffic: No traffic shall be generated by any home occupation in greater volume than would normally be expected in a residential neighborhood.
- ~~L. Registration: Any person conducting a home occupation shall register with the Zoning Administrator, on a form to be provided by the Zoning Administrator, within thirty (30) days of beginning that use, or within sixty (60) days of the effective date of this Ordinance, whichever is later.~~

**Section 10.12.35 Trails and Trail Easements:** Delete Section

**Current Ordinance Text (2019)**

**10.12.35 Trails and Trail Easements.** Trails and trail easements for motorized and non-motorized use are permitted by Special Use Permit in all districts provided there is conformance with each of the following requirements:

- A. Trails for public use shall be owned and managed by a public entity or a nonprofit land trust, or nonprofit conservation organization, or a private entity approved by the Planning Commission.
- B. Wherever feasible, trails shall be sited to minimize negative impacts on nearby residences, churches and schools.
- C. Signs on trails shall conform with the requirements of Article XVI and shall conform with accepted standards for trail management. Signs along the trail advertising products, services or businesses shall not be visible from nearby roadways.
- D. Trail management shall be guided by a plan prepared and adopted by the management entity. A current copy of such plan shall be filed with the Zoning Administrator.
- E. All trail access points at which there is vehicular parking and/or toilet facilities shall conform with the following requirements:
  1. No building, structure (except for flagpoles), or parking lot shall be located within thirty (30) feet of a residentially zoned parcel or use.
  2. All buildings and structures shall be designed to be compatible with the character of the surrounding area.
  3. Off-street parking shall be screened from adjacent residential uses or Districts per the requirements of Article XIV.
  4. The outdoor storage of trash or rubbish shall be screened per the requirements of Section 15.5.3.
  5. The property shall be suitably landscaped per the requirements of Article XV.
  6. Signs shall conform with the requirements of Article XVI.

**Proposed Ordinance Amendment**

**~~10.12.35 Trails and Trail Easements.~~** ~~Trails and trail easements for motorized and non-motorized use are permitted by Special Use Permit in all districts provided there is conformance with each of the following requirements:~~

- ~~A. Trails for public use shall be owned and managed by a public entity or a nonprofit land trust, or nonprofit conservation organization, or a private entity approved by the Planning Commission.~~
- ~~B. Wherever feasible, trails shall be sited to minimize negative impacts on nearby residences, churches and schools.~~
- ~~C. Signs on trails shall conform with the requirements of Article XVI and shall conform with accepted standards for trail management. Signs along the trail advertising products, services or businesses shall not be visible from nearby roadways.~~
- ~~D. Trail management shall be guided by a plan prepared and adopted by the management entity. A current copy of such plan shall be filed with the Zoning Administrator.~~
- ~~E. All trail access points at which there is vehicular parking and/or toilet facilities shall conform with the following requirements:~~
  - ~~1. No building, structure (except for flagpoles), or parking lot shall be located within thirty (30) feet of a residentially zoned parcel or use.~~
  - ~~2. All buildings and structures shall be designed to be compatible with the character of the surrounding area.~~
  - ~~3. Off-street parking shall be screened from adjacent residential uses or Districts per the requirements of Article XIV.~~
  - ~~4. The outdoor storage of trash or rubbish shall be screened per the requirements of Section 15.5.3.~~
  - ~~5. The property shall be suitably landscaped per the requirements of Article XV.~~
  - ~~6. Signs shall conform with the requirements of Article XVI.~~



**Section 18.8.3 Affidavit of Compliance:** Change to Acknowledgement of Compliance and update text

**Current Ordinance Text (2019)**

18.8.3 Affidavit of Compliance: Each application form for a Special Land Use Permit, Condominium Project, Planned Unit Development Permit, Conditional Rezoning or other development requiring a site plan for which a Zoning Permit is required, shall contain a signed and notarized affidavit stating that the applicant understands, and agrees to comply with the following laws when applicable to the lot, tract or parcel in question. The applicant shall further affirm that said lot, tract or parcel is not currently, and that the proposed use or construction will not be, in violation of the following laws. The Affidavit of Compliance shall be deemed part of and a condition to the permit or approval.

- A. The Land Division Act, Public Act 288 of 1967, as amended, being MCL 560.101 et seq., or the Condominium Act, Public Act 591 of 1978 as amended, being MCL 559.101 et seq.
- B. The District Health Department Sanitary Code.
- C. The Flood Plain regulations of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, Part 31, as amended.
- D. Michigan Public Health Code, Public Act 368 of 1978, as amended, being MCL 333.12751, et seq.
- E. Farmland and Open Space Preservation provisions of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, Part 361, as amended, being MCL 399.201, et seq.

**Proposed Ordinance Amendment**

18.8.3. ~~Affidavit~~ Acknowledgement of Compliance: Each application form for a Special Land Use Permit, Condominium Project, Planned Unit Development Permit, Conditional Rezoning or other development requiring a site plan ~~review per Article XVIII, Section 18.23.1 for which a Zoning Permit is required,~~ shall contain an ~~acknowledgement a signed and notarized affidavit stating~~ that the applicant understands, and agrees to comply with the following laws when applicable to the lot, tract or parcel in question, and that approval of the application does not excuse compliance with these other laws and regulations. ~~The Acknowledgement shall be deemed part of and a condition to the permit or approval. The applicant shall further affirm that said lot, tract or parcel is not currently, and that the proposed use or construction will not be, in violation of the following laws. The Affidavit of Compliance shall be deemed part of and a condition to the permit or approval.~~

- A. The Land Division Act, Public Act 288 of 1967, as amended, being MCL 560.101 et seq., or the Condominium Act, Public Act 591 of 1978 as amended, being MCL 559.101 et seq.
- B. The District Health Department Sanitary Code.
- C. The Flood Plain regulations of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, Part 31, as amended.
- D. Michigan Public Health Code, Public Act 368 of 1978, as amended, being MCL 333.12751, et seq.
- E. Farmland and Open Space Preservation provisions of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, Part 361, as amended, being MCL 399.201, et seq.



**Section 18.8.3 Affidavit of Compliance (continued):** Change to Acknowledgement of Compliance and update text

**Current Ordinance Text (2019)**

- F. Wetlands Protection provisions of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, Part 303, Section 324.30301 et. seq., as amended.
- G. Inland Lakes and Streams provisions of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, Part 301, Section 324.30141, et. seq., as amended.
- H. "Miss Dig Law", Act 53, as amended.
- I. Airport Zoning Act, Public Act 23 of 1950, as amended, being MCL 259.431, et seq.
- J. Stille-DeRossett-Hale Single State Construction Code Act, Public Act 230 of 1972, as amended, being MCL 125.1501, et seq., and all of its associated codes related to building, plumbing, electrical, etc.
- K. The Keweenaw County Drain Commissioner Standard Construction Specifications for open and closed drains, 1956 PA 40, as amended.
- L. The Keweenaw County Subdivision Control Procedures pursuant to Public Act 288 of 1967, as amended, being MCL 560.101 et seq.
- M. The Keweenaw County Soil Erosion and Stormwater Control Ordinance, and any applicable regulations of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, Part 91, Section 324.9141 et. seq., as amended.
- N. Michigan Department of Environmental Quality rules for Land Divisions, as amended.
- O. The High Risk Erosion provisions of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, Part 323, as amended, being MCL 324.32305, et seq.
- P. The Critical Sand Dune regulations of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, Part 353, as amended, being MCL 324.35321, et seq.
- Q. Any County Road Commission or Michigan Department of Transportation driveway or access management regulations under Public Act 200 of 1969, as amended, being MCL 247.321.
- R. All county, township or village ordinances that are applicable to the proposed building, structure or land use, most notably those associated with a public water or public sewer tap-in, or well-head protection area.
- S. All other State, Federal or local laws, rules, or regulations known to be applicable to the proposed building, structure or use of the property.

**Proposed Ordinance Amendment**

- F. Wetlands Protection provisions of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, Part 303, Section 324.30301 et. seq., as amended.
- G. Inland Lakes and Streams provisions of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, Part 301, Section 324.30141, et. seq., as amended.
- ~~H. "Miss Dig Law", Act 53, as amended.~~
- ~~I. Airport Zoning Act, Public Act 23 of 1950, as amended, being MCL 259.431, et seq.~~
- J. Stille-DeRossett-Hale Single State Construction Code Act, Public Act 230 of 1972, as amended, being MCL 125.1501, et seq., and all of its associated codes related to building, plumbing, electrical, etc.
- ~~K. The Keweenaw County Drain Commissioner Standard Construction Specifications for open and closed drains, 1956 PA 40, as amended.~~
- ~~L. The Keweenaw County Subdivision Control Procedures pursuant to Public Act 288 of 1967, as amended, being MCL 560.101 et seq.~~
- M. The Keweenaw County Soil Erosion and Stormwater Control Ordinance, and any applicable regulations of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, Part 91, Section 324.9141 et. seq., as amended.
- N. Michigan Department of Environmental Quality rules for Land Divisions, as amended.
- O. The High Risk Erosion provisions of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, Part 323, as amended, being MCL 324.32305, et seq.
- P. The Critical Sand Dune regulations of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, Part 353, as amended, being MCL 324.35321, et seq.
- Q. Any County Road Commission or Michigan Department of Transportation driveway or access management regulations under Public Act 200 of 1969, as amended, being MCL 247.321.
- R. All county, township or village ordinances that are applicable to the proposed building, structure or land use, most notably those associated with a public water or public sewer tap-in, or well-head protection area.
- S. All other State, Federal or local laws, rules, or regulations known to be applicable to the proposed building, structure or use of the property.

**Section 18.22 Site Plan Review Committee:** Update text

**Current Ordinance Text (2019)**

18.22.1 Site Plan Review Committee Membership: A Site Plan Review Committee is created to assist in the administration of site plan requirements under the terms of this Ordinance. The Site Plan Review Committee shall consist of the following members:

- A. The Keweenaw County Zoning Administrator.
- B. The Keweenaw County Drain Commissioner.
- C. The Keweenaw County Road Commission Managing Director or a permanently designated employee of the Keweenaw County Road Commission; or when the site plan involves property which is on a state highway, MDOT shall be invited.
- D. The Director of the District Health Department or a designated employee of the Environmental Health Division or the person responsible for provision of public utilities to the site if a septic system or well is not to be used.
- E. A township official appointed by the Township Board of Trustees, from the township where the land use is proposed to be located.
- F. A representative of the local Fire Department, or a designated representative.
- G. A representative of the Natural Resources Conservation Service.
- H. A representative of the Keweenaw County Sheriff's Department.
- I. The chairperson of the County Planning Commission or his/her designated representative.
- J. A representative of the affected School District.
- K. A representative of the National Park Service when the site plan is for property which abuts lands of significance to the National Park Service.

**Proposed Ordinance Amendment**

18.22.1 Site Plan Review Committee Membership: A Site Plan Review Committee is created to assist in the administration of site plan requirements under the terms of this Ordinance. The Site Plan Review Committee **as determined by the Zoning Administrator can shall** consist of the following members:

- A. The Keweenaw County Zoning Administrator.
- B. The Keweenaw County Drain Commissioner.**
- C. The Keweenaw County Road Commission Managing Director or a permanently designated employee of the Keweenaw County Road Commission; or when the site plan involves property which is on a state highway, MDOT shall be invited.
- D. The Director of the District Health Department or a designated employee of the Environmental Health Division or the person responsible for provision of public utilities to the site if a septic system or well is not to be used.
- E. A township official appointed by the Township Board of Trustees, from the township where the land use is proposed to be located.
- F. A representative of the local Fire Department, or a designated representative.
- G. A representative of the Natural Resources Conservation Service.
- H. A representative of the Keweenaw County Sheriff's Department.
- I. The chairperson of the County Planning Commission or his/her designated representative.
- J. A representative of the affected School District.
- K. A representative of the National Park Service when the site plan is for property which abuts lands of significance to the National Park Service.



**Notes:**

- Spelling corrections, formatting edits, and typo corrections are not included in this document.
- Repeated edits (i.e. updating parking spot size from 10' x 20' to 9' x 20') throughout the Ordinance are only represented once in this document.

Ordinance Ammendments		
Subject	Article #	Notes
Definitions	II	Deleted Cabin/Cottage; updated Dwelling, Short-term Rental; updated Family; updated Home Occupation; updated Parking Space; updated Resort
District Definitions	IV, 4.3.10	Changed Resort Residential to Rural Residential and updated the definiition
Table 4-1	IV	Put a note on the bottom of each page of the table referencing where to find acronyms (Section 2.5)
Commercial AG or Horticulture	IV, Table 4-1	Updated
Drive through establishments	IV, Table 4-1	Change from S to RC in RS-1, RS-2, B-1, and M-1
Education Institutions	IV, Table 4-1	Typo correction
Essential Services	IV, Table 4-1	Typo correction
Extractive Industries	IV, Table 4-1	Changed Permitted Districts - "S" in All Districts subject to 10.12.13
Food and Drink Establishments	IV, Table 4-1	Brewpub - took out that brewpub are only allowed if in conjuction with a restaurant
General Retail Establishments	IV, Table 4-1	Allow in RS
Group Housing	IV, Table 4-1	S in all districts
Lodging/Accomodations	IV, Table 4-1	Updated tourist home to STR
Personal Service Establishments	IV, Table 4-1	Allow in RS
Single Family Dwelling	IV, Table 4-1	Removed Mobile Home text, they are allowed. Deleted Seasonal Single Family Dwelling.
Utility and Public Service Installations	IV, Table 4-1	WECS (all heights) - change from "R" to "S"
Table 4-2	IV	Removed boathouse and hoists, bus shelter, dog shelter, flagpoles, garage sales, outdoor tennis courts, satellite dishes, and treehouses.
Accessory Uses and Structures	VII, 7.9	Moved to Article 5 to make more user friendly
Table 7-1 - Now Table 5-3	VII, Table 7-1, 7.9.4 Now Table 5-3, 5.3.4	Increased accessory building height from 18 to 21 feet.
Accessory Uses and Structures	VII, 7.9.1, moved to V, 5.3	Eliminated B through D for time of establishment.
Open Storage	VII, 7.9.5, moved to V, 5.3.5	Eliminated numbers 1, 3, and 4 from A. Kept not able to use for human occupancy and parking in a safe location. Deleted B.



Ordinance Amendments		
Subject	Article #	Notes
Recreational Vehicles	VII, 7.13, moved to 7.12	Eliminated permitting requirement, updated section to require an approved building permit vs an intent to build permit.
Yurts	VII, 7.14, moved to 7.13	Updated minimum acreage to 5 acres and added a setback requirement.
Single Family Dwelling Size	VII, 7.18, moved to 7.17	Eliminated most of c., all of d., e., g., h., and i. Eliminated C.
Access Management Standards	VII, 7.26.3, moved to 7.25.3	Driveways per parcel - deleted first paragraph.
Nonconforming Lots, Uses, and Structures	IX	Eliminated restrictions.
Bed & Breakfast Establishments	X, 10.12.3	Allow in all districts. Modified requirements.
Drive through establishments	X, 10.12.10	Eliminated restroom requirement.
Extractive Industries	X, 10.12.13	Change to S in all districts (see above).
Home Occupations	X, 10.12.18	Allow in all districts, increased gross area from 25% to 50%, loosened up restrictions on Home Occupations.
Multiple Family Development	X, 10.12.25	Updated to match Table 4-1
Trails and Trail Easements	X, 10.12.35	Deleted entire section.
Parking Space Requirements	XIV, 14.2.7	Reduced parking spot size to 9 feet wide since it is the typical standard.
Affidavit of Compliance	XVIII, 18.8.3	Updated to eliminate an affidavit, requiring an acknowledgment instead.
Site Plan Review Committee	XVIII, 18.22	Updated to streamline the process and be more flexible with review committee members.