

MONTEREY TOWNSHIP, ALLEGAN COUNTY, MICHIGAN
AMENDMENTS TO THE MONTEREY TOWNSHIP ZONING ORDINANCE

Ordinance No. 18-08 Adopted: X Effective: 10-19-18

AN ORDINANCE TO AMEND THE FOLLOWING SECTIONS OF THE MONTEREY TOWNSHIP ZONING ORDINANCE FOR THE PURPOSE OF ALLOWING CERTAIN HOME OCCUPATIONS BY RIGHT IN THE R-2 ZONING DISTRICT

MONTEREY TOWNSHIP, ALLEGAN COUNTY, MICHIGAN, ORDAINS:

At a regular meeting of the Township Board for the Township of Monterey, Allegan County, Michigan, held at the Township Hall on October 1, 2018 the following amendment to the Monterey Township Zoning Ordinance was offered for adoption by Township Board Member **Jennifer Frank** and seconded by Township Board Member **Earl Collier**.

Yeas: H Reinart, J Frank, L Commons, E Commons, E Collier

Nays:

Motion Passed X Failed

ARTICLE 1:

Adopt Chapter 7 in its entirety to read as presented on the attached pages.

ARTICLE II. SEVERABILITY:

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain valid and in effect.

ARTICLE III. REPEAL AND EFFECTIVE DATE:

This Ordinance is ordered to take effect the eighth day following publication of notice of its adoption in accordance with the Michigan Public Act 110 of 2006 as amended. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Jennifer Frank

Date: 10-1-18

Jennifer Frank, Monterey Township Clerk

Publication date: 10-11-18

Effective date: 10-19-18

CHAPTER 7-R-2 LOW DENSITY RESIDENTIAL DISTRICT

SECTION 7.01 DESCRIPTION AND PURPOSE

This zoning district is intended for low density residential uses together with required recreational, religious and educational facilities.

SECTION 7.02 USE REGULATIONS

Land, buildings or structures in this zoning district may be used for the following purposes only:

- A. Single family dwellings.
- B. Two family dwellings.
- C. Type I Home Occupations subject to Section 10.43
- D. Family Day Care Homes and Adult Foster Care homes for up to six enrollees

SECTION 7.03 USES SUBJECT TO A SPECIAL USE PERMIT

- A. Private and public schools, libraries, museums, art galleries and similar uses subject to Section 10.45.A
- B. Parks, playground, community centers, governmental, administration, or service buildings which are owned and operated by a governmental agency or a noncommercial organization subject to Section 10.45 B.
- C. Churches subject to Section 10.45 C.
- D. Temporary Mobile Homes subject to Section 10.07
- E. Temporary housing in accordance with Section 10.26
- F. Family Day Care Centers and Adult Foster Care Facilities for seven or more enrollees.
- G. Type II Home Occupations subject to Section 10.43

SECTION 7.04 HEIGHT REGULATIONS

No building or structure shall exceed thirty-five (35) feet in height or two and one half (2½) stories.

SECTION 7.05 AREA REGULATIONS

No principal building or structure nor any enlargement thereof shall be hereafter erected except in conformation with the following yard, lot area and building coverage requirements.

- A. **Front Yard** – There shall be a front yard of not less than thirty (30) feet.
- B. **Side Yard**
 - 1. There shall be total side yards of not less than twenty (20) feet; provided, however, that no yard shall be less than seven (7) feet.
 - 2. Upon lakefront lots which are legal nonconforming and have less than the required width, required side yards may be reduced in equal percentage of the nonconformity, but in no case shall any side yard be less than five (5) feet.
- C. **Rear Yard** – There shall be a rear yard of not less than twenty-five (25) feet; provided, however, that in the case of lakefront lots, the rear yard shall be not less than fifty (50) feet.
- D. **Lot area and width (single family)** – The minimum lot area and width for a single-family dwelling shall be eight thousand, five hundred (8,500) square feet and eighty-five (85) feet, respectively; provided, however, that the minimum lot area and width for lots not served with public water and sewer shall be one (1) acre and one hundred fifty (150) feet, respectively.

SECTION 7.06 MINIMUM FLOOR AREA

Each dwelling unit shall have minimum useable floor area as follows:

- A. **Single Family Dwelling** – nine hundred (900) square feet.
- B. **Two Family Dwelling** – six hundred fifty (650) square feet per unit.