

BURLEIGH TOWNSHIP

ZONING ORDINANCE

Adopted
February 6, 2001

Ordinance Number 2001-01

**Burleigh Township
Iosco County, Michigan**

This Page Follows Cover Page and is Purposefully Blank

Amendments

The following is a summary of amendments made to the Burleigh Township Zoning Ordinance, Township Ordinance # 2001-01, adopted February 6, 2001. Please refer to amendment ordinances for specific amendment provisions.

This Page Follows Amendments Page and is Purposefully Blank

TABLE of CONTENTS

<u>Article and Section</u>		<u>Page</u>
PREAMBLE		1-1
ARTICLE 1:	TITLE, INTENT AND PURPOSE	1-1
Section 1.01	Title	1-1
Section 1.02	Intent And Purpose	1-1
ARTICLE 2:	DEFINITIONS	2-1
Section 2.01	Construction Of Language	2-1
Section 2.02	Definitions	2-2
ARTICLE 3:	ADMINISTRATION, ENFORCEMENT, AND PENALTIES	3-1
Section 3.01	Administration	3-1
Section 3.02	Duties Of The Zoning Administrator	3-1
Section 3.03	Permit Procedures And Regulations	3-2
Section 3.04	Violations	3-4
Section 3.05	Revocation	3-5
Section 3.06	Performance Guarantees For Compliance	3-5
ARTICLE 4:	ZONING BOARD OF APPEALS	4-1
Section 4.01	Purpose	4-1
Section 4.02	Creation And Membership	4-1
Section 4.03	Organization	4-1
Section 4.04	Jurisdiction	4-2
Section 4.05	Authorized Appeals	4-2
Section 4.06	Appeal Procedures	4-3
Section 4.07	Stay	4-4
Section 4.08	Review By Circuit Court	4-4
ARTICLE 5:	PROCEDURES FOR AMENDMENTS	5-1
Section 5.01	Intent And Purpose	5-1
Section 5.02	Initiation Of Amendments	5-1
Section 5.03	Filing Fee	5-1
Section 5.04	Procedures	5-1
Section 5.05	Resubmittal	5-3
Section 5.06	Comprehensive Review Of Zoning Ordinance	5-3
ARTICLE 6:	PROCEDURES FOR PLOT PLAN AND SITE PLAN REVIEW	6-1
Section 6.01	Purpose	6-1
Section 6.02	Approval Of Site Plan Or Plot Plan Required	6-1
Section 6.03	Plot Plan Review Procedures	6-1
Section 6.04	Site Plan Review Procedures	6-2
Section 6.05	Site Plan Approval Standards	6-3
Section 6.06	Conformity To Approved Site Plans	6-4
Section 6.07	Changes And Appeals	6-5
ARTICLE 7:	PROCEDURES FOR SPECIAL LAND USES	7-1
Section 7.01	Purpose	7-1
Section 7.02	Procedures For Special Land Uses	7-1
Section 7.03	Appeal To Circuit Court	7-2
Section 7.04	Reapplication	7-2
Section 7.05	Revisions	7-3

ARTICLE 8:	WIND AND SOLAR	8-1
ARTICLE 9:	ZONING DISTRICTS AND MAP	9-1
Section 9.01	Establishment Of Districts	9-1
Section 9.02	Zoning District Map	9-1
Section 9.03	Replacement Of Official Map	9-1
Section 9.04	Interpretation Of District Boundaries	9-1
Section 9.05	Scope Of Regulation	9-2
Section 9.06	Conflicting Regulations	9-2
Section 9.07	Categories Within Zoning Districts	9-2
Section 9.08	Schedule of Regulations	9-3
ARTICLE 10:	CONSERVATION DISTRICTS	10-1
Section 10.01	Forest-Recreation District	10-1
	Intent	10-1
	Uses Permitted By Right	10-1
	Special Land Uses Permitted By Special Approval	10-1
	Site Development Requirements	10-1
ARTICLE 11:	RESIDENTIAL DISTRICTS	11-1
Section 11.01	Agricultural- Residential District	11-1
	Intent	11-1
	Uses Permitted By Right	11-1
	Special Land Uses Permitted By Special Approval	11-1
	Site Development Requirements	11-1
ARTICLE 12:	COMMERCIAL DISTRICTS	12-1
Section 12.01	Commercial-Residential District	12-1
	Intent	12-1
	Uses Permitted By Right	12-1
	Special Land Uses Permitted By Special Approval	12-1
	Site Development Requirements	12-2
ARTICLE 13:	FOR FUTURE USE	13-1
ARTICLE 14:	FOR FUTURE USE	14-1
ARTICLE 15:	FOR FUTURE USE	15-1
ARTICLE 16:	STANDARDS FOR SPECIAL LAND USES	16-1
Section 16.01	General Standards Applicable to All Special Land Uses	16-1
Section 16.02	Service Stations and Vehicle Repair Stations	16-1
Section 16.03	Bed And Breakfast	16-2
Section 16.04	Communication Towers	16-3
Section 16.05	Shooting Ranges	16-3
Section 16.06	Churches And Religious Institutions	16-3
Section 16.07	Kennels	16-3
Section 16.08	Mini Storage Facilities	16-4
Section 16.09	Junkyards	16-4
Section 16.10	Adult Related Businesses	16-5
Section 16.11	Mobile Home Parks	16-6
Section 16.12	Extraction Operations	16-6
ARTICLE 17:	RESERVED FOR FUTURE USE	17-1

ARTICLE 18:	GENERAL PROVISIONS	18-1
Section 18.01	Purpose	18-1
Section 18.02	Keeping Of Animals	18-1
Section 18.03	Essential Services	18-1
Section 18.04	Lots to Have Access	18-1
Section 18.05	Moving Buildings	18-2
Section 18.06	Temporary Dwellings	18-2
Section 18.07	Accessory Uses, Buildings, And Structures	18-2
Section 18.08	One Single Family Dwelling to a Lot	18-3
Section 18.09	Permitted Yard Encroachments	18-3
Section 18.10	Potable Water and Sewage Disposal	18-3
Section 18.11	Allocation Of Lot Area And Configuration Of Lots	18-4
Section 18.12	Height Requirement Exceptions	18-4
Section 18.13	Home Occupation	18-4
Section 18.14	Conditional Approvals	18-5
Section 18.15	Outdoor Storage, Sales, and Merchandise Display	18-5
Section 18.16	Condominium Subdivisions	18-6
Section 18.17	Clear Vision Zone	18-6
Section 18.18	Junk	18-7
Section 18.19	Standards for Single Family Dwellings	18-7
Section 18.20	Roadside Stands	18-8
Section 18.21	Special Environmental Standards	18-8
Section 18.22	Removal of Soil, Sand, Gravel, or Other Mineral	18-9
ARTICLE 19	NONCONFORMING USES OF LAND AND STRUCTURES	19-1
Section 19.01	Purpose	19-1
Section 19.02	Nonconforming Lots	19-1
Section 19.03	Nonconforming Uses Of Land	19-1
Section 19.04	Nonconforming Structures	19-2
Section 19.05	Change In Nonconforming Uses	19-2
Section 19.06	Repairs And Maintenance	19-2
Section 19.07	Change Of Tenancy Or Ownership	19-3
Section 19.08	District Changes	19-3
Section 19.09	Hardship Cases	19-3
Section 19.10	Illegal Nonconforming Uses	19-3
Section 19.11	Permits	19-3
ARTICLE 20:	OFF-STREET PARKING AND LOADING	20-2
Section 20.01	Purpose	20-1
Section 20.02	General Requirements	20-1
Section 20.03	Parking Space Requirements	20-2
Section 20.04	Site Development Requirements	20-3
Section 20.05	Loading And Unloading Space Requirements	20-4
ARTICLE 21:	SIGNS	21-1
Section 21.01	Purpose	21-1
Section 21.02	Definitions	21-1
Section 21.03	General Standards	21-2
Section 21.04	Signs Permitted in All Districts	21-2
Section 21.05	Signs for Non-Residential Uses	21-4
Section 21.06	Off-Premises Signs	21-4
Section 21.07	Nonconforming Signs	21-5
Section 21.08	Signs Requiring Permits	21-5

ARTICLE 22:	LANDSCAPING AND SCREENING	22-1
Section 22.01	Purpose	22-1
Section 22.02	Application	22-1
Section 22.03	Landscape Plan Required	22-1
Section 22.04	Required Buffering and Screening	22-1
Section 22.05	Minimum Standards Of Landscape Elements	22-2
Section 22.06	Installation, Maintenance And Completion	22-2
Section 22.07	Waivers And Modifications	22-2
ARTICLE 23:	RESERVED FOR FUTURE USE	23-1
ARTICLE 24:	RESERVED FOR FUTURE USE	24-1
ARTICLE 25:	INTERPRETATION, SEVERABILITY, VESTED RIGHT, REPEAL, AND EFFECTIVE DATE	25-1
Section 25.01	Interpretation	25-1
Section 25.02	Severance Clause	25-1
Section 25.03	Vested Right	25-1
Section 25.04	Repeal	25-1
Section 25.05	Effective Date	25-1