

As recommended by the Monterey Township Planning Commission 9/10/2018

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

Ordinance No. 18-07 Adopted: X Effective: 10-19-18

AN ORDINANCE TO AMEND THE FOLLOWING SECTIONS OF THE MONTEREY TOWNSHIP ZONING ORDINANCE FOR THE PURPOSE OF CLARIFYING PERMITTED USES WITHIN THE R-1 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 **Earl Collier** and seconded by Township Board Member **Lois Commons**.

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

Nays:

Motion Passed X Failed

ARTICLE 1:

Adopt Chapter 6 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 All ordinances or parts of ordinances in conflict herewith are hereby repealed.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
Jennifer Frank, Monterey Township Clerk

Date: 10-1-18

Publication date: 10-11-18

Effective date: 10-19-18

CHAPTER 6-R-1 RURAL ESTATE DISTRICT

SECTION 6.01 DESCRIPTION AND PURPOSE

This zoning district is intended for large rural residential estates and farming.

SECTION 6.02 USE REGULATIONS

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

- A. Farms for both general and specialized farming, together with farm dwellings and buildings and other installations necessary to such farms. Temporary housing for migratory workers is prohibited.
- B. Greenhouses, nurseries, orchards, vineyards or blueberry farms.
- C. Single family dwellings.
- D. Roadside stands.
- E. Publicly owned athletic grounds, parks and cemeteries.
- F. Temporary housing for disaster recovery, subject to Section 10.07.
- G. Signs subject to Section 10.12.
- H. Family day care and adult foster care facilities.
- I. On-site Wind Energy Conversion Systems of 100 foot or less in height.
- J. Type I Home Occupations pursuant to Section 10.43

SECTION 6.03 USES SUBJECT TO SPECIAL USE PERMIT. The following uses are permitted if authorized by the Planning Commission subject to the Standards for Special Use, Section 10.18, as well as any applicable specific standards.

- A. Type II Home occupations, pursuant to Section 10.43.
- B. Kennels, subject to Section 10.45.D
- C. Removal and processing of top soil, in accordance with Section 10.46
- D. Tourist home or bed and breakfast with no more than six (6) bedrooms.
- E. Temporary housing, in accordance with Section 10.26.
- F. Churches, subject to Section 10.45.C.

- G. Septage waste subject to Section 10.41
- H. On-site Wind Energy Conversion Systems greater than 100 foot in height.
- I. Agritourism subject to Section 10.42
- J. Veterinary Services
- K. Mini/self-storage warehouses and outdoor storage

SECTION 6.04 HEIGHT REGULATIONS

No residential building or structure shall exceed thirty-five (35) feet in height. All other buildings and structures shall not exceed their usual and customary heights.

SECTION 6.05 AREA REGULATIONS

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

- A. **Front Yard** – There shall be a front yard of not less than fifty (50) feet.
- B. **Side Yard** – For residential buildings and structures; there shall be total side yards of not less than fifty (50) feet, provided, however, that no side yard shall be less than twenty (20) feet.
- C. **Rear Yard** – There shall be a rear yard of not less than fifty (50) feet.
- D. **Lot Area** – The minimum lot area and width for all non-residential uses shall be ten acres and 330 feet, respectively. The minimum lot area and width for all residential uses shall be two acres and 200 feet, respectively.

SECTION 6.06 MINIMUM FLOOR AREA

Each dwelling unit, unless specified elsewhere, shall have a minimum of nine hundred (900) square feet of usable floor area.