

ITEM 2 - Proposed Zoning Ordinance Changes to Version 4.1

Change name of Commercial Resort District to Resort District to avoid confusion with Business District

SECTION 3.1 DISTRICTS

For the purposes of This Ordinance, the Township of Glen Arbor is divided into Six (6) Land Use [Districts](#), as follows:

- A. Residential I, II, III, IV, V and VI
- B. ~~Commercial~~-Resort
- C. Recreational
- D. Business
- E. Agricultural
- F. Governmental

Title block on page 22 and in table of contents from Commercial Resort to Resort.

SECTION 4.12.04 FOOTNOTES TO THE TABLE OF SIGN REGULATIONS

The following footnotes relate to the table above in **Error! Reference source not found.** For those uses in the ~~Commercial~~-Resort district that are permitted in the Residential Districts, sign restrictions of the Residential Districts shall apply.

A second wall or free-standing sign, or a combination of one (1) wall and one (1) free-standing sign may be permitted in the ~~Commercial~~-Resort, Recreational or Business district by exclusive approval of the Planning Commission. The Planning Commission shall permit a second sign only when all of the following conditions are found to exist:

The parcel in question is a corner lot or otherwise has frontage on more than one road;

One sign is not visible from one of the road frontages;

Clear identification of the use from two road frontages is important to lessen confusion and improve safe circulation;

The second sign is 50% or less of the sign area of the area permitted in the district for the sign type proposed.

For those uses in the Recreational Districts that are permitted in the Residential districts or in the ~~Commercial~~-Resort district, the sign restrictions of the corresponding district shall apply.

SECTION 4.15 KEYHOLING

Findings: The Township finds that the use and enjoyment of the Township's water resources, including the inland lakes, rivers and other watercourses, as well as the lands

abutting those water resources is of the highest importance to the quality of living and the economic well-being of all residents in and visitors to the Township. The Township also finds that it is desirable to retain and maintain the physical, cultural and aesthetic characteristics of those water resources in the Township and the lands abutting them. The Township further finds that, as lands abutting those water resources become further developed and subjected to human and mechanical influence, it is necessary to regulate the usage of those water resources and the lands abutting them in order to preserve and protect the health, safety and welfare of the residents of and visitors to the Township.

Intent: Based on the aforesaid findings, it is the intent of this section:

To provide a mechanism for protecting the lakeshore and shorelines of the township from physical and visual degradation from overuse and inappropriate use.

To protect the rights of [riparian](#) owners, the township, and [non-riparians](#) as a whole.

To prevent the development of nuisance conditions which threaten the land and water resources, which cause the diminution of property values, and which threaten the public health, safety, and welfare of all persons making use of lakes, rivers and other navigable watercourses within the township.

Applicability and Submittal Requirements: The provisions of this section apply to all [riparian](#) property on Lake Michigan, Big and Little Glen Lakes, Brooks Lake, Fisher Lake, the Crystal River and any other navigable watercourse in the Township and which properties are in districts which permit keyholing. Such districts include the Residential V – Multiple Family, ~~Commercial~~-Resort, and Business districts.

When two (2) or more families/legal entities/parties share access on navigable water without residing on said frontage, such common usage and/or ownership of the waterfront shall be governed by this Section. The provisions herein shall apply regardless of whether access to the waterfront is gained by easement, common or joint ownership, single fee ownership, lease, license, site condominium unit, stock or membership in a corporation, or any other means. The common use of all such waterfront by more than one family is permitted only following approval of a site plan by the Planning Commission pursuant to **Error! Reference source not found.** Site Plan Review and Approval Standards. The site plan shall include all the elements of **Error! Reference source not found.** and the following additional information:

Elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, floodplains, wetlands, and shorelines;

Proposed location of docks and other shoreline structures;

Location and dimensions of existing and/or proposed parking areas (including indication of all spaces and method of surfacing);

Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used;

North arrow, scale and date of original submittal and last revision;

The location and type of any/all picnic, sports facilities, and/or playground equipment to be installed on the site;

The specific uses permitted on the common waterfront, the locations of same, and all conditions that must be met to entitle one to such uses;

A statement that the site plan (including all terms and conditions) cannot be modified without approval of the Planning Commission.

The bearings, distances, and calculations showing compliance with the standards listed in subsection D. below; Boat launch facilities shall not be permitted.

Standards: Common use of a waterfront parcel shall be permitted in the Residential V – Multiple Family, ~~Commercial~~-Resort, and Business districts but only when conformance with the following standards is demonstrated to the satisfaction of the Planning Commission, or in the event the Planning Commission chooses to refer the decision to the Township Board, by the Township Board:

RECREATIONAL DISTRICTS

SECTION VI.1

SECTION 7.0 - ESTABLISHMENT OF RECREATIONAL DISTRICT.

There is hereby established a Recreational District.

SECTION 7.01 USE REGULATIONS

A building or premises in this District shall be used only for the following purposes:

- A. Any use permitted in the ~~Commercial~~-Resort District as described in **Error! Reference source not found.** of This Ordinance.

SECTION 13.4 LAND-USE PERMITS

A.

- A. Any individual, corporation, association, officer, department, board or bureau of the Federal, State, County or Township planning to erect a conforming or non-conforming building or structure; or to alter any existing conforming or [non-conforming structure](#) which requires the use of more land area; or to rebuild a non-conforming building or structure within the same [footprint](#) and location; or to relocate or add to a non-conforming building or structure; or to expand a [non-conforming use/activity](#); or to establish a new use / activity for any premises in any Land-Use District, shall file an application in writing with the Zoning Administrator for a Land-Use Permit.

Application for Land-Use permits in the business, recreational and ~~commercial~~-resort districts (with the exception of single [family](#) dwellings) shall be accompanied with a Site Plan of the proposed use. Said Site Plan shall establish in the opinion of the Planning and Zoning Commission that the proposed use will not adversely affect, damage or destroy through alteration or development the natural features and/or archeological or historical significance of said land or said Plan will not be approved by the Zoning Administrator. Requirements for the contents of said Site Plan are contained in **Error! Reference source not found.** here in after.