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_____ TOWNSHIP

WEXFORD COUNTY, MICHIGAN

ORDINANCE NO. ____

AN ORDINANCE TO AMEND THE WEXFORD JOINT ZONING ORDINANCE EFFECTIVE DECEMBER 31, 2016 TO AMEND ARTICLE 94, SECTION 9402 TO ALLOW FOR ADMINISTRATIVE APPROVAL OF CERTAIN SITE PLANS AND TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH

THE TOWNSHIP OF _____ ORDAINS:

Section 1. Purpose

The purpose of this ordinance is to: Address the number of dimensional variances being requested pertaining to accessory buildings and structures by allowing detached accessory buildings and structures, in select zoning districts, to have equal setbacks as required for a principle building and / or structure, and to allow certain detached accessory structures and buildings to be located in front yards, in select zoning districts, and to allow the placement of a Storage building or structure on a parcel of land without a principle building and / or structure present.

Section 2. Amendment to Article 94, Section 9402, adding a subsection D of the Wexford Joint Zoning Ordinance.

D. The Zoning Administrator shall review and approve, approve with conditions or deny site plans for the following uses without their submission to the Planning Commission except where the applicants so requests:

1. Any accessory buildings or accessory uses not exceeding 1000 (one-thousand) square feet, incidental to a conforming use where said use does not require any variance and where said site plan conforms with all requirements of this ordinance.
2. Expansion and / or addition to an existing conforming use where said plan conforms with all requirements of this Ordinance and does not increase the size of the existing or proposed building or structure by more than 1000 (one-thousand) square feet or does not increase the existing or proposed use by more than 10 (ten) percent, whichever is less.
3. A change in the internal floor plan which does not change the intensity of use or parking requirements.
4. Movement of a building, drive, road or parking by up to 20 (twenty) feet during construction due to unanticipated and documented constraint, to improve safety or to preserve natural features. The site plan shall still meet all required setbacks and other standards of this Ordinance.

- 36 5. An existing building and site to be re-occupied by a use permitted in the subject zoning
37 district where the new use will not require significant changes in the existing site
38 facilities as elsewhere described in this subsection.
- 39 6. Expansion and alteration of landscaping areas, sidewalks, bike paths and fences
40 consistent with this Ordinance.
- 41 7. Relocation of a trash receptacle, ground mounted utilities and / or mechanical
42 equipment and or the installation of associated screening.
- 43 8. Installation or replacement of any sign meeting the requirements of this Ordinance.
- 44 9 Modifications to upgrade a building to state barrier free design in compliance with this
45 Ordinance.
- 46 10. Increases in off-street parking areas, parking buildings and/or structures, increases in
47 loading / unloading spaces and the implementation of landscape improvements as
48 required by this Ordinance.
- 49 11. Alterations to the off-street parking layout or the installation of pavement and curbing
50 improvements provided that the total number of spaces remain or are modified to meet
51 the Ordinance standards for the building and / or use.
- 52 12. Changes to lighting consistent with this Ordinance.
- 53 13. Situations deemed by the Zoning Administrator to be similar to the above.
- 54
- 55 B. The Zoning Administrator shall apply all applicable standards and procedures of this Ordinance
56 in approving, approving with conditions, or denying site plans.
- 57
- 58 C. The Zoning Administrator shall only accept site plans submitted in compliance with this
59 Ordinance, for final review under this subsection.
- 60
- 61 D. The Zoning Administrator shall make a report of all administrative approvals to the Planning
62 Commission.