

CHARTER TOWNSHIP OF UNION
Isabella County, Michigan
Ordinance Number 2013-04

An Ordinance amending the Charter Township of Union Zoning Ordinance, being Ordinance number 1991-5, as amended, by additions to Sections 3, 13 through 16 and 30. This amendment adds the definition for Boarding Dwell, adds Boarding and Rooming Dwellings as a Special Use in One and Two family Residential and Agricultural zoning districts, and sets requirements for occupancies of more than 3 unrelated persons, up to 5 unrelated occupants.

The Charter Township of Union, Isabella County, Michigan, Hereby Ordains:

SECTION I - ADDITIONS

3.23.E Dwelling, Boarding means a Rooming Dwelling without a common cooking facility for tenants, but where meals are provided by the proprietor of the Boarding Dwelling.

13.2. I.19 Rooming or Boarding Dwelling, Single Unit. See Section 30.4.AE

14.2.F.5 Rooming or Boarding Dwelling, Single Unit. See Section 30.4.AE

15.2.E.5 Rooming Dwelling, One or Two Unit. See Section 30.4.AE

16.2.E.5 Rooming Dwelling, One or Two Unit. See Section 30.4.AE

30.4.AE **Rooming Dwellings and Boarding Dwellings.** Rooming Dwellings or Boarding Dwellings for up to five occupants, regardless of familial status, or a single family plus two additional occupants may be permitted by Special Use. The two additional occupants may be related or unrelated to each other.

After payment of the required fees, an application, with a site sketch and floor plan for a Rooming Dwelling or Boarding Dwelling shall be reviewed by the Planning Commission with a public hearing and approved by the Township Board. The Township Board may approve occupancies of up to four unrelated persons in a Rooming Dwelling where conditions do not warrant five occupants. In all cases, the following conditions shall be met:

A) Parking: 4 parking spaces per unit shall be provided and designed such that no space is blocked by another vehicle, or otherwise require a vehicle to be moved to use the parking space. Additional parking spaces beyond 4 per unit may be created which require a vehicle to be moved to utilize the parking space. Parking spaces shall be constructed of gravel, asphalt, concrete or other durable hard surface and connected by similar hard surfaces to the driveway or entrance to the property. Where a garage is provided and counted as a parking space, it shall remain available for parking at all times. More than one parking area may be utilized to fulfill these requirements.

B) Bedrooms and bathrooms: A minimum of 3 bedrooms and one bathroom (toilet and bathing) per unit shall be provided. Bedrooms shall be a minimum 70 SF for a single occupant, and 100 SF for each additional occupant in the bedroom. When approved for five occupants, each unit so approved shall provide a minimum of one bathroom and a half bathroom (toilet only).

C) Open Spaces: No Rooming Dwelling or Boarding Dwelling shall be approved on a lot with less than the required lot area.

D) Common Entrance(s): All occupants of a Rooming Dwelling or Boarding Dwelling shall enter or exit the structure through one or more common entrances. Any entrance to the residence which creates a separate or exclusive living area, with or without sanitary or cooking facilities, shall be deemed to be an additional unit. One Unit Rooming Dwellings located in an R2 zoning district may convert the structure to a two unit Rooming Dwelling after an approved Special Use Permit for a Two Unit Rooming Dwelling has been issued. Three unit dwellings are not permitted in any R1 or R2 zone.

E) Waste disposal per Section 8.23: A 6' solid screening wall shall be installed to screen outdoor containers from view unless waived by the Planning Commission and approved by the Board. Plastic bags shall not be stored outside unless in a container designed to prevent access by animals.

F) If the structure utilizes a septic system and proposes to add a bedroom(s), a System Evaluation by Central Michigan Health Department is required prior to construction.

G) Revocation of Special Use Permit. The following may cause the Special Use Permit to be revoked after a Show Cause Hearing by the Planning Commission; failure to maintain the conditions placed on the special use contained in the approval, or failure to comply with the Union Township Rental Housing Code. The residence maybe occupied by no more than one single family per unit if the special use is revoked.

SECTION II - TITLE

This Ordinance shall be known and cited as the Charter Township of Union Ordinance Number 2013-04, Ordinance amending the Charter Township of Union Zoning Ordinance.

SECTION III - SEVERABILITY

The provisions, sections, sentences and phrases of this Ordinance are declared to be severable and if any such portion is declared unconstitutional or invalid for any reason by a court of competent jurisdiction, such finding shall in no way affect or invalidate the remainder of this Ordinance.

SECTION IV - EFFECTIVE DATE

This Ordinance will take effect immediately after publication.

Russ Alwood, Supervisor

Margie Henry, Clerk

CERTIFICATION OF ADOPTION OF TOWNSHIP ORDINANCE

I, Margie Henry, the duly elected Clerk of the Charter Township o-f Union, Isabella County, Michigan, hereby certify that the foregoing Ordinance 2013-04 was adopted at a regular meeting of the Charter Township of Union Board of Trustees held on _____, 2013, at which meeting the following named members were present and voted in person:

Voting in favor of adoption:

Voting against adoption:

Certification Date: _____
Margie Henry, Clerk

I, Margie Henry, the duly elected Clerk of the Charter Township of Union, Isabella County, Michigan, hereby certify that the foregoing Ordinance 2013-04 was published in a newspaper of general circulation within the Township on the ____ day of ____ 2013, and that the Ordinance and the publishers affidavit hereto attached are filed in the Charter Township of Union Ordinance Book on the date of this Certificate, such date being within one week after the first of such publication.

Certification Date: _____
Margie Henry, Clerk