

**CHARTER TOWNSHIP OF UNION  
ISABELLA COUNTY, MICHIGAN**

**ORDINANCE NO. 20-03**

**An ordinance to amend the Charter Township of Union Zoning Ordinance No. 1991-5, as amended, by amending Sections 3.41 to revise the definition of lot by authority of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.); to provide for repeal; to provide for severability; to provide for publication; and to provide an effective date.**

**THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN, HEREBY ORDAINS:**

**Section I – Title**

This Ordinance shall be known and may be referred to as the “Charter Township of Union Ordinance Number 20-03, Ordinance Amending the Charter Township of Union Zoning Ordinance.”

**Section II – Amendments**

The Charter Township of Union Zoning Ordinance, No. 1991-5, as amended, is hereby amended as follows:

**Section 3.41:** Section 3.41 is deleted in its entirety and replaced as follows:

**Section 3.41 LOT**

A tract of land that (1) is of sufficient land area to satisfy the requirements of this Ordinance for maximum lot coverage and minimum lot area; (2) is of sufficient land area to provide the minimum buildable area, yard setbacks, and any other open space as required by this Ordinance for a principal building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, as allowed in the zoning district; and (3) has direct frontage on and access to a public or private road right-of-way. A condominium unit established under the Condominium Act, parcel created under the Land Division Act, and any other lot of record shall be a “lot” for purposes of this Ordinance only if the physical characteristics of unit, parcel or lot of record include all three elements of this definition.

**Section III – Repeal**

All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance, except as herein provided, are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

#### **Section IV – Severability**

If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

#### **Section V – Publication**

The Clerk for the Charter Township of Union shall cause this Ordinance to be published in the manner required by law.

#### **Section VI – Effective Date**

This Ordinance was approved and adopted by the Charter Township of Union Board of Trustees, Isabella County, Michigan, on July 8, 2020, after initiation and a public hearing by the Planning Commission on June 8, 2020 as required pursuant to the Michigan Public Act 110 of 2006, as amended, and after introduction and a first reading by the Township Board on June 24, 2020 and publication after such first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall be effective on July 20, 2020, which date is more than seven days after publication of the ordinance as is required by Section 401(6) of Act 110 of 2006, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110 of 2006, as amended.