VILLAGE OF PORT SANILAC ZONING ORDINANCE

ACKNOWLEDGMENTS

EFFECTIVE DATE: March 6, 2019 AMENDED: December 6, 2022

VILLAGE	OF PORT SANILAC COUNCIL
☐ Jor ☐ Mik ☐ Sue ☐ Ray	mien Falcon, Village President n Davis, President Pro-Tem ke Balysh, Trustee e Balysh, Trustee ymond Mach, Trustee y Lange, Trustee n Southard, Trustee
VILLAGE	OF PORT SANILAC PLANNING COMMISSION
□ Ma □ Rol □ Jim □ Rol □ Erid	ymond Emond, Chairperson ry Simon, Vice-Chairperson bert Dear, Secretary n Southard, Council Liaison bert Batz c Bruss omas Jackson
VILLAGE	OF PORT SANILAC STAFF
□ Lar	ry O'Keefe, Business Manager and Acting Zoning Administrator

TABLE OF CONTENTS

VILLAGE OF PORT SANILAC ZONING ORDINANCE

	4.1	Purpose	4-1
ARTICLE 4		ADMINISTRATION AND ENFORCEMENT	4-1
	0.00	25.5. 2g, Gjotom roquiomonto	0 20
	3.38	Solar Energy System Requirements	3-23
	3.37	Water Supply and Sewage Disposal	3-22
	3.36	Vested Right	3-22
	3.35	Unused Automobiles, Vehicles and Boats	3-21 3-22
	3.34	Transition Zoning	3-21 3-21
	3.32	Temporary Dwellings/Recreational Vehicles Traffic Impact Assessment	3-20 3-21
	3.31 3.32	Temporary Buildings, Structures, and Uses	3-20 3-20
	3.30	Swimming Pools	3-19
	3.29	Substandard Dwellings	3-19
	3.28	Site Condominiums	3-16
	3.27	Requirements for Restoration in High Risk Erosion Areas	3-16
	3.26	Required Yard or Lot	3-15
	3.25	Razing of Buildings	3-15
	3.24	Projections in Yards	3-15
	3.23	Principal Use	3-15
	3.22	Opaque Barrier	3-14
	3.21	Operational Performance Standards	3-12
	3.20	Off-Street Parking Requirements	3-9
	3.19	Mobile Homes	3-9
	3.18	Lots of Record, Division of Lots, Merger of Lots, Combination of Lots	3-8
	3.17	Loading, Off-Street	3-8
	3.16	Land Use Limitations	3-8
	3.15	Lakefront Property	3-7
	3.14	Home Occupations	3-6
	3.13	Greenbelts	3-6
	3.12	Essential Services and Municipal Facilities	3-5
	3.11	Environmental Impact Statement	3-5
	3.10	Conflicting Regulations	3-4
	3.9	Communication Towers	3-4
	3.8	Burial of Debris on Premises	3-4
	3.7	Building Permits	3-4
	3.6	Boundaries	3-4
	3.5	Boat Houses	3-3 3-4
	3.4	Architectural Design and Character	3-1
	3.3	Accessory Buildings and Structures	3-1 3-1
	3.1	The Effect of Zoning	3-1 3-1
ARTICLE 3	3.1	GENERAL PROVISIONS Purpose	3-1 3-1
ARTICLE 3		GENERAL PROVISIONS	3-1
	2.3	Definitions	2-2
	2.2	Construction of Language Definitions	2-1 2-2
	2.1 2.2	Purpose Construction of Language	2-1 2-1
ARTICLE 2	2.1	DEFINITIONS Discrete	2-1 2-1
A DTIOL E O		REFINITIONS	0.4
	1.4	Effective Date	1-3
	1.3	Interpretation and Application	1-2
	1.2	Purposes	1-1
	1.1	Title, Legal Basis and History	1-1
ARTICLE 1		TITLE, INTERPRETATION AND SCOPE	1-1

	4.2 4.3 4.4 4.5 4.6 4.7 4.8 4.9 4.10	Enforcement Duties of the Zoning Administrator Duties of the Planning Commission Permits Required Final Inspection Fees Performance Guarantees and Performance Bonding for Compliance Zoning Approval and Interpretation Public Hearings and Public Notification		4-1 4-3 4-4 4-8 4-8 4-9 4-10 4-11
ARTICLE 5		REVIEW AND DECISION MAKING BODIES		5-1
	5.1	Purpose		5-1
	5.2 5.3	Village Council Village Planning Commission		5-1 5-1
	5.3 5.4	Zoning Board of Appeals		5-3
	5.5	Variances		5-5
ARTICLE 6		NONCONFORMING USE REGULATIONS	6-1	
	6.1 6.2	Purpose 6-1 Definitions 6-1		
	6.3		6-2	
	6.4	Major Nonconformities 6-2	0-2	
	6.5	Minor Nonconformities 6-3		
	6.6	Repairs and Maintenance6-4		
	6.7	Prior Construction Approval	6-4	
	6.8	Change of Tenancy or Ownership	6-8	
	6.9	Elimination of Nonconformities – Uses or Structures	6-8	
ARTICLE 7		SIGN REGULATIONS		7-1
	7.1	Intent		7-1
	7.2	Description and Purpose		7-1
	7.3	Definitions		7-1
	7.4	Prohibited Signs		7-4
	7.5 7.6	Exempt Signs Signs Not Needing a Permit		7-4 7-5
	7.0 7.7	Sign Permits and Applications		7-5 7-5
	7.8	Design, Construction, and Location Standards		7-6
	7.9	Sign Regulations Applicable to All Districts		7-7
	7.10	Nonconforming Signs, Illegal Signs, and Signs Accessory to Nonconform	ing	
		Uses		7-8
	7.11	Measurement of Signs		7-9
	7.12 7.13	Permitted Signs by Zoning District Violations and Penalties		7-9 7-12
	7.15	violations and i enalties		7-12
ARTICLE 8		SCHEDULE OF REGULATIONS		8-1
	8.1	Purpose		8-1
	8.2	Schedule of District Regulations		8-1
	8.2 8.3	Table 8-1: Schedule of District Regulations		8-2 8-2
	0.3	Footnotes to Schedule of Regulations		0-2
ARTICLE 9	(OFFICIAL ZONING MAP AND ZONING DISTRICTS		9-1
	9.1	Purpose		9-1
	9.2	Zoning Districts and Map		9-1
ADTICLE 40		ACDICIII TUDAL DESIDENTIAL ZONING DISTRICT (A.D.)		10.1
ARTICLE 10	10.1	AGRICULTURAL-RESIDENTIAL ZONING DISTRICT (A-R) Agricultural-Residential (A-R) Zoning District		10-1 10-1
	10.1	Agricultural Moducinial (ACT) Zoning District		10 1

	Intent Uses Permitted by Right or Special Land Use Minimum Lot Area Corner Lot Driveways and Parking Yards Fences and Buffers Building Floor Area Building Height Accessory Buildings	10-1 10-1 10-2 10-2 10-2 10-2 10-2 10-3 10-3
ARTICLE 11	RESIDENTIAL ZONING DISTRICTS (R-1, R-2, AND MFR)	11-1
11.1	Residential Zoning Districts Intent Uses Permitted by Right or Special Land Use Prohibited Uses Minimum Residential Lot Area Residential Corner Lot Residential Driveways and Parking Residential Yards Residential Floor Area Residential Building Height Multiple Family Residential District (MFR) Intent Regulations Uses Permitted by Right or Special Land Use Prohibited Uses Lot Area and Density/Computation of Area Minimum Lot Area Corner Lot Driveways and Parking Yards Fences Building Floor Area and Height Accessory Buildings	11-1 11-1 11-1 11-1 11-2 11-2 11-2 11-2
ARTICLE 12	MOBILE HOME SUBDIVISION DISTRICT (MHS)	12-1
12.1	Mobile Home Subdivision or Park District Intent New Mobile Home Parks and Subdivisions Uses Permitted by Right and Special Land Uses Prohibited Uses Driveways and Parking Yards Fences and Buffers Building and Floor Area Height Accessory Buildings	12-1 12-1 12-1 12-1 12-2 12-2 12-2 12-2
ARTICLE 13	COMMERCIAL ZONING DISTRICTS (C AND CBD)	13-1
13.1	Commercial District (C) Intent Uses Permitted by Right and Special Land Uses Driveways and Parking Yards Fences and Buffers Building Floor Area and Height	13-1 13-1 13-1 13-3 13-3 13-3

13.2	Accessory Buildings Central Business District (CBD) Intent Uses Permitted by Right and Special Land Uses Parking Yards Fences and Buffers Building Floor Area and Height Accessory Buildings	13-4 13-4 13-4 13-6 13-6 13-6 13-6
ARTICLE 14	INDUSTRIAL ZONING DISTRICT	14-1
14.1	Industrial Zoning District	14-1
	Intent	14-1
	Uses Permitted by Right and Special Land Uses	14-1
	Yards and Fences	14-3
ARTICLE 15	HIGH RISK EROSION OVERLAY DISTRICT (HRE)	15-1
15.1	Flood Hazard and High Risk Erosion (HRE) Overlay	15-1
15.2	Disclaimer of Liability	15-2
ARTICLE 16	SITE PLAN REQUIREMENTS	16-1
16.1	Purpose	16-1
16.2	Uses Requiring Site Plan Approval	16-1
16.3	Informal Review Process	16-2
16.4	Application Procedure	16-2
16.5	Site Plan Submittal Requirements	16-3
16.6	Planning Commission Review of Site Plan and Performance Guarantee	16-4
16.7	Fees	16-5
16.8	Site Plan Amendment	16-5
16.9	Conformity to Approved Site Plans	16-5
16.10	· · · · · · · · · · · · · · · · · · ·	16-5
16.11	As-Built Site Plans	16-6
ARTICLE 17	SPECIAL LAND USE REGULATIONS	17-1
17.1	Purpose	17-1
17.2	Special Land Use	17-1
17.3	Review Process	17-1
17.4	Basis for Determination	17-2
17.5	Fees	17-4
17.6	Appeal to Circuit Court	17-4
17.7	Permits	17-4
17.8	Reapplication	17-5
17.9	Site Plan Amendment	17-5
17.10	Special Land Use Standards	17-5
ARTICLE 18	AMENDMENTS	18-1
18.1	Purpose	18-1
18.2	Initiation of Amendments	18-1
18.3	Fees	18-1
18.4	Amendment Procedures	18-1
18.5	Findings of Fact Required	18-2
18.6	Public Hearing	18-2
18.7	Planning Commission Recommendations	18-3
18.8	Consideration by the Village Council	18-3
18.9	Notice of Ordinance Adoption	18-3

ARTICLE 19	PLANNED UNIT DEVELOPMENTS (PUD)	19-1
19.1	Purpose	19-1
19.2	Objectives	19-1
19.3	Definitions	19-2
19.4	Minimum Requirements	19-3
19.5	Eligibility Requirements	19-3
19.6	District Requirements and Criteria	19-4
19.7	•	19-5
19.8		19-7
ARTICLE 20	RESERVED FOR FUTURE USE	20-1
ARTICLE 21	RESERVED FOR FUTURE USE	21-1
ARTICLE 22	RESERVED FOR FUTURE USE	22-1
ARTICLE 23	VIOLATIONS AND DENALTIES	23-1
	VIOLATIONS AND PENALTIES	·
23.1	Purpose	23-1
23.2	Violations and Penalties	23-1
ARTICLE 24	ENACTMENT AND EFFECTIVE DATE	24-1
24.1	Enactment and Effective Date	24-1