

VILLAGE OF PORT SANILAC ZONING ORDINANCE ACKNOWLEDGMENTS

**EFFECTIVE DATE: March 6, 2019
UPDATED: July 8, 2026**

VILLAGE OF PORT SANILAC COUNCIL

- Damien Falcon, Village President
- Michael Balysh, President Pro-Tem
- Sue Balysh, Trustee
- Jim Sroka, Trustee
- Brian Moran, Jr., Trustee
- Britton Simon, Trustee
- Angelia Smiley, Trustee

VILLAGE OF PORT SANILAC PLANNING COMMISSION

- Mary Simon, Chair Person
- Arthur Schlichting,
- Thomas Jackson,
- Eric Bruss
- Jim Sroka
- Donald R. Diem
- Marcia J. Falls Kolakovich

VILLAGE OF PORT SANILAC STAFF

- Larry O'Keefe, Business Manager and Acting Zoning Administrator

TABLE OF CONTENTS

VILLAGE OF PORT SANILAC ZONING ORDINANCE

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

3.38	Solar Energy System Requirements.....	3-23
ARTICLE 4	ADMINISTRATION AND ENFORCEMENT	4-1
4.1	Purpose.....	4-1
4.2	Enforcement.....	4-1
4.3	Duties of the Zoning Administrator	4-1
4.4	Duties of the Planning Commission.....	4-3
4.5	Permits Required	4-4
4.6	Final Inspection.....	4-8
4.7	Fees	4-8
4.8	Performance Guarantees and Performance Bonding for Compliance	4-9
4.9	Zoning Approval and Interpretation	4-10
4.10	Public Hearings and Public Notification	4-11
ARTICLE 5	REVIEW AND DECISION MAKING BODIES	5-1
5.1	Purpose.....	5-1
5.2	Village Council	5-1
5.3	Village Planning Commission	5-1
5.4	Zoning Board of Appeals	5-3
5.5	Variances	5-5
ARTICLE 6	NONCONFORMING USE REGULATIONS	6-1
6.1	Purpose.....	6-1
6.2	Definitions	6-1
6.3	Continuation of Nonconformities.....	6-2
6.4	Major Nonconformities	6-2
6.5	Minor Nonconformities	6-3
6.6	Repairs and Maintenance	6-4
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	Exempt Signs	7-4
7.6	Signs Not Needing a Permit	7-5
7.7	Sign Permits and Applications	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 Nonconforming Uses.....	7-8
7.11	Measurement of Signs	7-9
7.12	Permitted Signs by Zoning District.....	7-9
7.13	Violations and Penalties	7-12
ARTICLE 8	SCHEDULE OF REGULATIONS	8-1
8.1	Purpose.....	8-1
8.2	Schedule of District Regulations.....	8-1
8.2	Table 8-1: Schedule of District Regulations.....	8-2
8.3	Footnotes to Schedule of Regulations.....	8-2
ARTICLE 9	OFFICIAL ZONING MAP AND ZONING DISTRICTS	9-1
9.1	Purpose.....	9-1

9.2	Zoning Districts and Map	9-1
ARTICLE 10	AGRICULTURAL-RESIDENTIAL ZONING DISTRICT (A-R)	10-1
10.1	Agricultural-Residential (A-R) Zoning District	10-1
	Intent	10-1
	Uses Permitted by Right or Special Land Use	10-1
	Minimum Lot Area	10-2
	Corner Lot	10-2
	Driveways and Parking	10-2
	Yards	10-2
	Fences and Buffers	10-2
	Building Floor Area	10-2
	Building Height	10-3
	Accessory Buildings	10-3
ARTICLE 11	RESIDENTIAL ZONING DISTRICTS (R-1, R-2, AND MFR)	11-1
11.1	Residential Zoning Districts	11-1
	Intent	11-1
	Uses Permitted by Right or Special Land Use	11-1
	Prohibited Uses	11-1
	Minimum Residential Lot Area	11-1
	Residential Corner Lot	11-2
	Residential Driveways and Parking	11-2
	Residential Yards	11-2
	Residential Floor Area	11-2
	Residential Building Height	11-3
11.2	Multiple Family Residential District (MFR)	11-3
	Intent	11-3
	Regulations	11-3
	Uses Permitted by Right or Special Land Use	11-3
	Prohibited Uses	11-4
	Lot Area and Density/Computation of Area	11-4
	Minimum Lot Area	11-4
	Corner Lot	11-5
	Driveways and Parking	11-5
	Yards	11-5
	Fences	11-5
	Building Floor Area and Height	11-5
	Accessory Buildings	11-6
ARTICLE 12	MOBILE HOME SUBDIVISION DISTRICT (MHS)	12-1
12.1	Mobile Home Subdivision or Park District	12-1
	Intent	12-1
	New Mobile Home Parks and Subdivisions	12-1
	Uses Permitted by Right and Special Land Uses	12-1
	Prohibited Uses	12-2
	Driveways and Parking	12-2
	Yards	12-2
	Fences and Buffers	12-2
	Building and Floor Area Height	12-2
	Accessory Buildings	12-3
ARTICLE 13	COMMERCIAL ZONING DISTRICTS (C AND CBD)	13-1
13.1	Commercial District (C)	13-1
	Intent	13-1
	Uses Permitted by Right and Special Land Uses	13-1

	Driveways and Parking	13-3
	Yards.....	13-3
	Fences and Buffers.....	13-3
	Building Floor Area and Height.....	13-3
	Accessory Buildings.....	13-4
13.2	Central Business District (CBD).....	13-4
	Intent	13-4
	Uses Permitted by Right and Special Land Uses	13-4
	Parking.....	13-6
	Yards.....	13-6
	Fences and Buffers.....	13-6
	Building Floor Area and Height.....	13-6
	Accessory Buildings.....	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	Appeals of Site Plan Decisions	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	Application, Review, and Approval Procedures	19-5
19.8	Basis of Determination	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 PENALTIES	23-1
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