

LOT DIVISION

110.000 AN ORDINANCE TO PERMIT THE DIVISION OF A LOT IN A RECORDED PLAT

Township of Porter, Cass County, Michigan

The division of a lot in a recorded plat may be permitted upon the application in affidavit form addressed to Porter Township Clerk, stating the reasons for the proposed division and the size of the resulting parcels. Provided that no such lot shall be divided into more than four parts and the resulting lots shall not be less in area than permitted by the Porter Township Zoning Ordinance and in no event shall any resulting lot be less than one hundred (100) feet at the front lot line and less than 20,000 square feet in area if serviced by a municipal waste water system, and 24,000 square feet in area if serviced by a private septic system.

No building permit shall be issued, nor any building construction commenced until the division has been approved by the Township Board and the suitability of the land for building sites has been approved by the District Health Department.

The division of a lot resulting in a smaller area than prescribed herein may be permitted for the purpose of adding to the existed site or sites. Provided further that the remaining parcel shall be conveyed only to the owner or owners of the property immediately adjoining said remaining parcel.

This ordinance will become effective on Dec. 15th, 1969. Amended 11/22/2007.