

PORTER TOWNSHIP
CASS COUNTY, MICHIGAN
AMENDMENT TO THE PORTER TOWNSHIP
ZONING ORDINANCE

Adopted: February 13, 2018

Effective: February 23, 2018

An Ordinance to amend the Porter Township Zoning Ordinance (Part 111 of the compiled ordinances of Porter Township, as amended) to provide a table for accessory buildings based on size of the parcel in all residential zoning districts; to make references within each residential district for the same; to provide for an effective date; and to repeal any parts of the Zoning Ordinance in conflict herewith.

THE TOWNSHIP OF PORTER
CASS COUNTY, MICHIGAN

ORDAINS:

SECTION 1

**AMENDMENT TO PART 111.500 “GENERAL PROVISIONS FOR
RESIDENTIAL DISTRICTS” OF THE PORTER TOWNSHIP
ZONING ORDINANCE**

A. A new subsection entitled designated 111.501(f) is hereby added to the compiled ordinances of Porter Township, Cass County Michigan to read as follows:

“111.501(f) **Accessory building height and sizes.** Accessory building height and sizes in all residential zoning districts are dependent upon the size of the parcel on which it is constructed. See Section 111.508(c) and table therein.”

B. Subsection (c) of Section 111.508 “**Accessory Building**” is hereby amended to read:

“**Accessory Building Size and Height Limitations in all Residential Zoning Districts.** The height and size of accessory buildings in all Residential Zoning Districts shall be dependent upon the size of the parcel on which the accessory building is constructed as established on the following table. In the “R-1”, “R-2” and “LR” zoning districts, all accessory buildings in residential zoning districts shall

adhere to the following table:

Parcel Size And Zoning District	Maximum Size of Footprint(s) Of Total Accessory Buildings on Parcel	Maximum Height Of Accessory Buildings
½ acre or less All Residential Districts	1,200 square feet	21'
½ acre to 1 acre in size in "LR" Lake Residential District only	1,800 square feet	21'
Greater than one acre in size In "LR" Lake Residential District Only	2,100 square feet	21'
1/2 acre to 1 acre in size in "R-1" and "R-2" Districts	2,100 square feet	28'
1 acre to 5 acres in size in "R-1" and "R-2" Districts	2,700 square feet	28'
Greater than 5 acres in "R-1" and "R-2" Districts	6,300 square feet	28'

- C. The wording behind Subsection (d) of Section 111.508 "Accessory Building" is hereby eliminated and replaced with the phrase "reserved for future use."

SECTION 2

AMENDMENT TO PART 111.703 "RESIDENTIAL DISTRICT 'R-1'" OF THE PORTER TOWNSHIP CODE OF ORDINANCES

A new subsection designated "(h)" is hereby added to Part 111.703 of the compiled ordinances of Porter Township, Cass County, Michigan to read as follows:

"(h). Accessory Buildings in this Zoning District are subject to the provisions of 111.508 and the table contained in Section 111.508(c) of this ordinance".

SECTION 3

AMENDMENT TO PART 111.801 "LAKE RESIDENTIAL DISTRICT 'LR'" OF THE PORTER TOWNSHIP CODE OF ORDINANCES

A new subsection designated "(f)" is hereby added to Part 111.801 of the compiled ordinances of Porter Township, Cass County, Michigan to read as follows:

“(f). Accessory Buildings in this Zoning District are subject to the provisions of 111.508 and the table contained in Section 111.508(c) of this ordinance”.

SECTION 4

AMENDMENT TO PART 111.903 “RESIDENTIAL DISTRICT ‘R-2’” OF THE PORTER TOWNSHIP CODE OF ORDINANCES

A new subsection designated “(g)” is hereby added to Part 111.703 of the compiled ordinances of Porter Township, Cass County, Michigan to read as follows:

“(h). Accessory Buildings in this Zoning District are subject to the provisions of 111.508 and the table contained in Section 111.508(c) of this ordinance”.

SECTION 5

SEVERABILITY CLAUSE

Should any provision or part of the within ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the enforceability of the balance of this Ordinance which shall remain in full force and effect.

SECTION 6

SAVINGS CLAUSE

Legal proceedings presently pending on an Ordinance provision which is hereby repealed may proceed to judgment or decision and shall not be affected by this Ordinance.

SECTION 7

REPEAL OF CONFLICTING ORDINANCE PROVISIONS

All Ordinance provisions in conflict herewith are hereby repealed.

SECTION 8

EFFECTIVE DATE

The effective date of this amendatory ordinance shall be 8 days following a publication of a summary thereof after adoption by the Porter Township Board.

PORTER TOWNSHIP

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