

SECTION 1203. SUPPLEMENTARY PARCEL REGULATIONS

1203.1 STREET ACCESS.

No building permit shall be issued for any construction located on any lot or parcel of land in the Township of Lake that does not abut on a public street, highway, or private road.

1203.2 REQUIRED AREA OR SPACE.

A lot, yard, court, parking area or other space shall not be divided, altered or reduced so as to make it not in conformance with the minimum requirements of this ordinance. If already less than the minimum requirements of this ordinance, a lot or lots in common ownership, or a yard, court, parking area or other space shall not be divided, altered or reduced so as to increase its noncompliance with such minimum requirements.

1203.3 LOTS HAVING FRONTAGE ON TWO STREETS.

Buildings on lots having frontage on two (2) intersection or non-intersection streets shall comply with front yard requirements on both such streets unless no principal buildings front on one of the back fronts; in such cases, it may be considered as rear yard for accessory building placement.

1203.4 WATERFRONT EASEMENTS.

~~When two (2) or more families, legal entities, or parties share access on navigable water without residing on said frontage, such common usage and/or ownership of the waterfront shall be governed by this section. The provisions herein shall apply regardless of whether access to the waterfront is gained by easement, common or joint ownership, single fee ownership, lease, license, site condominium unit, stock or membership in a corporation, or any other means.~~

- A. ~~No more than two (2) boat/watercraft hoists, rafts, or any means of anchorage will be allowed for any fifteen (15') to twenty five (25') feet of water frontage;~~
- B. ~~No more than three (3) boat/watercraft hoists, rafts, or any means of anchorage shall be allowed for any twenty five (25') feet up to one hundred (100') feet of easement;~~
- C. ~~No more than four (4) boat/watercraft hoists, rafts, or any means of anchorage shall be allowed per one hundred (100') feet of easement;~~

- D. ~~All boat/watercraft hoists must be placed in a direct line perpendicular to the shore, one beyond the next, extending from the shore.~~
- E. ~~Multiple hoists shall be clustered in groups with no less than five (5') feet in between hoists;~~
- F. ~~No docks shall be allowed.~~
- G. ~~Boat/watercraft hoists may not be stored on easements.~~

Repealed 10.15.2012

1203.5 CLEAR VISION CORNERS.

On any corner, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and one half (2½) feet and eight (8') feet above the established curb or shoulder grade within a triangle formed by the two (2) street right-of-way lines.

1203.6 MINIMUM GRADES.

The grade line at a house within fifty (50') feet of the roadway shall not be less than one fourth (¼) of an inch per foot above the established grade as determined by the Huron County Road Commission.

No premises shall be filled or graded so as to discharge surface runoff on abutting premises in such a manner as to cause ponding or surface accumulation of such runoff thereon.

1203.7 OUTDOOR STORAGE AND WASTE DISPOSAL.

All uses established or placed in operation in any Zoning district after the effective date of the Zoning Ordinance shall comply with the following limitations:

- A. All outdoor storage facilities which exceed two hundred (200) square feet shall be enclosed by a fence or wall adequate to conceal such facilities from adjacent property.

- B. No materials or wastes shall be deposited on the premises in such form or manner that they may be transferred off the premises by natural causes or forces.
- C. All materials or wastes shall not be allowed to accumulate on the premises in such a manner as to extend above the height of the enclosing wall or fence, be unsightly, constitute a fire hazard, or contribute to unsanitary conditions.

1203.8 EXISTING JUNK YARDS.

All existing junk yards, which are nonconforming uses, shall be removed or screened from view by a solid uniformly painted wall or fence which is eight (8') feet in height, or a regulative screen approved by the Zoning Administrator above which no material or storage shall be easily visible with six (6) months from the time the Zoning Administrator notifies the property owner in writing that he has such a junk yard. The Zoning Board of Appeals, after public hearing, may authorize an extension of the six (6) months time requirement for removal of a nonconforming junk yard for a period not to exceed eighteen (18) months. The Zoning Board of Appeals, granting an extension of time as stated above, at its discretion may make mandatory any clean up, fencing, or other requirements it deems necessary so that the junk yard will not be detrimental to adjacent properties or the surrounding neighborhood.

1203.9 USE OF YARD SPACES AND OTHER OPEN AREAS FOR JUNK STORAGE.

No machinery, equipment, vehicles, lumber piles, crates, boxes, building blocks, unsightly noxious weeds or other materials either discharged, unsightly or showing evidence of a need for repairs, with or without a current license, shall be placed, stored, parked, abandoned or junked in any open area that is visible from the street, public place or adjoining residential property for longer than forty-eight (48) hours. In the event the above items are permitted to be placed, stored, parked, abandoned or junked in such area, the Zoning Administrator shall give written notice to the owner of the premises on which said item is stored and/or to the owner of the stored item to remove, or cause to be removed said item within forty-eight (48) hours after giving of such notice. Failure to comply with such notice within forty-eight (48) hours shall constitute a violation of the ordinance. The above notwithstanding, the Zoning Administrator may, upon investigation, issue a letter to the owner or owners authorizing a grace period not to exceed thirty (30) days. This section does not apply to storage of building materials for on-site construction purposes.

1203.10 EXCAVATIONS OR HOLES.

The construction, maintenance or existence within the Township of any unprotected, unbarricaded, open or dangerous excavation, holes, pits or wells, or of any excavations, holes or pits which constitute or are reasonably likely to constitute a danger or menace to public health, safety or welfare, is hereby prohibited; provided however, this section shall not prevent any excavation under a permit issued pursuant to this ordinance or the building code, where such excavations are properly protected and warnings posted in such a manner as may be approved by the Zoning Administrator.

1203.11 APPROVAL OF PLANS.

No proposed plan of a new subdivision shall hereafter be approved by either the Township Board or the Township Planning Commission unless the lots within such a plat equal or exceed minimum size, width and other requirements set forth in the various districts of this ordinance and unless such plat fully conforms with the statutes of the State of Michigan, Public Act 288 of 1967.

1203.12 LOT AREA, YARDS, AND OPEN SPACE REQUIREMENTS.

Space which has been counted or calculated as part of a side yard, rear yard, front yard, court, lot area or other open space to meet the requirements of this ordinance for a building, shall not be counted or calculated to satisfy or comply with a yard, court, lot area or other open space requirement for any other building.

An open porch or paved terrace may occupy a required front yard provided that the unoccupied portion of the front yard furnishes a depth of not less than fifteen (15') feet from the front lot line and the highest finished elevation of the paved area or porch cannot exceed eighteen (18") inches above the average surrounding finished grade.