

**HAMILTON TOWNSHIP
VAN BUREN COUNTY, MICHIGAN**

ORDINANCE NO. 5-14-19-01

AMENDMENT TO ZONING ORDINANCE

ADOPTED: MAY 14, 2019

EFFECTIVE: MAY 23, 2019

An Ordinance to amend the Township's Zoning Ordinance to provide standards for portable buildings; to require a zoning permit for all portable structures; to amend Section 16.23(D); to provide an effective date; and to repeal conflicting ordinance provisions.

THE TOWNSHIP OF HAMILTON, VAN BUREN COUNTY, MICHIGAN ORDAINS:

SECTION 1

AMENDMENT TO CHAPTER 16 "GENERAL PROVISIONS AND EXCEPTIONS"

SECTION 16.14, "TEMPORARY AND PORTABLE BUILDINGS, USES AND STRUCTURES"

Chapter 16 "General Provisions and Exceptions" Section 16.14 "Temporary and Portable Buildings, Uses, and Structures" is hereby amended by the addition of a new subsection designated "F" to read as follows:

- "F. Portable structures and sheds shall be permitted in residential districts only as follows:
1. Only one portable structure per parcel shall be permitted.
 2. The total lot coverage of the parcel on which the portable structure is located including that encompassed by the portable structure or shed shall not exceed the total lot coverage authorized in the zoning district in which the parcel is located.
 3. In the case of a portable structure that is constructed of metal poles, the canvas, plastic sheeting or other material covering the structure shall be maintained in good repair. The cover shall be tied down. No portion of the cover shall be permitted to flap. Tears shall be repaired forthwith.
 4. A portable structure shall be located at least 10 feet from any dwelling and at least 3 feet from any side or rear property line and may not be located within the required front-yard setback.
 5. In no event shall a portable structure be utilized for dwelling purposes.
 6. No such portable structure shall be permitted to have electric power.

7. All portable structures shall require a zoning permit prior to placement. Portable structures 200 square feet and over in size require both a zoning and a building permit."

SECTION 2

AMENDMENT TO CHAPTER 16 "GENERAL PROVISIONS AND EXCEPTIONS," SECTION 16.23 "ACCESSORY BUILDINGS AND STRUCTURES"

- a. The last sentence of Chapter 16 "General Provisions and Exceptions," Section 16.23 "Accessory Buildings and Structures" subsection D is hereby amended to read as follows:

"In no instance shall a permanent accessory building or garage be nearer than ten (10) feet to any adjoining lot line or twenty-five (25) feet from a street right of way."

- b. A new sentence is hereby added at the end of Chapter 16 "General Provisions and Exceptions", Section 16.23 "Accessory Buildings and Structures," subsection D to read as follows:

"See Section 16.14 F. for portable buildings."

SECTION 3

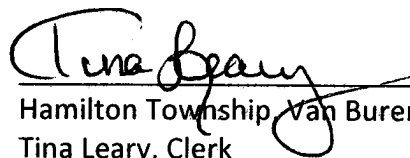
SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable and if any clause, sentence, word, section, or provision is declared void or unenforceable for any reason, by any court of competent jurisdiction, it shall not affect any portion of this Ordinance other than said part or portion thereof.

SECTION 4

EFFECTIVE DATE AND REPEAL OF CONFLICTING ORDINANCES

This Ordinance shall take effect on the 8th day after its publication following its adoption by the Hamilton Township Board. All ordinances or parts of ordinances in conflict herewith are hereby repealed. Pending prosecutions under any ordinance provision which is hereby repealed are saved.


Hamilton Township, Van Buren County, MI
Tina Leary, Clerk