

CHARTER TOWNSHIP OF MONITOR
COUNTY OF BAY, MICHIGAN

ORDINANCE 52-S

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MONITOR (ORDINANCE NO. 52) TO REVISE THE DESIGN STANDARDS FOR RESIDENTIAL STRUCTURES CONSTRUCTED OR LOCATED IN MONITOR TOWNSHIP AND TO PROVIDE PENALTIES FOR THE VIOLATION OF SUCH REGULATION

THE CHARTER TOWNSHIP OF MONITOR ORDAINS:

SECTION I

Section 3.29 of Chapter III of the Monitor Township Ordinance 52, as amended, designated "Monitor Township Zoning Ordinance", effective December 14, 2003, is hereby amended as follows:

SECTION 3.29 RESIDENTIAL DESIGN STANDARDS

The following design standards shall apply to any residential dwelling unit, including mobile homes or manufactured dwelling units constructed or installed subsequent to the effective date of this Ordinance or amendment thereto:

- (a) Dimensions.
 - 1) Residential structures shall be located on the lot so that the minimum width of the front yard façade is not less than 30 feet and the minimum façade length along any side or rear yard is not less than 24 feet. If the residential dwelling unit is located on a corner lot, the applicant may select which corner yard shall have the required minimum 30 foot façade width.
 - 2) Residential structures shall comply with the minimum floor area requirements specified below exclusive of uninhabitable basements, porches, garages, breezeways, crawlspaces, terraces or attics:
 - a) Detached single-family homes shall be a minimum of 1,000 square feet;
 - b) Two-family homes shall be a minimum of 720 square feet per individual home;
 - c) Multi-family dwelling units shall be a minimum of 620 square feet per individual unit.
- (b) Foundations. All residential structures shall be placed on a basement, slab or crawl space foundation to form a complete enclosure under the exterior walls. The foundation shall be constructed in accordance with the adopted Building Code of the Township. All homes

shall be securely anchored to basement or crawl space foundations in order to prevent displacement during windstorms.

SECTION II PENALTY

Any person who shall violate any provision of this Ordinance shall be deemed responsible for the violation of a municipal civil infraction and shall be subject to all of the allowable fines, costs and penalties which shall be applicable for such violation in accordance with Ordinance No. 53, as amended.

SECTION III, EFFECTIVE DATE

This Ordinance shall after its adoption, be published in a newspaper circulated within the Charter Township of Monitor, Bay County, Michigan, and shall take effect on the 31st day of such publication.

THE CHARTER TOWNSHIP OF MONITOR

Date of 1st Reading:
January 14, 2013

BY: *Gary A. Brandt*
GARY A. BRANDT, Supervisor

Date of 2nd Reading:
January 28, 2013

BY: *Cindy L. Kowalski*
CINDY L. KOWALSKI, Clerk

Date of Publication:
January 31, 2013

Effective Date:
March 1, 2013