

**CHARTER TOWNSHIP OF MONITOR
COUNTY OF BAY, MICHIGAN**

ORDINANCE 52-Y

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 52, AS AMENDED, TO PROVIDE FOR INCREASE SIZES OF A PRIVATE GARAGE AS AN ACCESSORY USED TO A RESIDENTIAL HOME IN ANY ZONED DISTRICT AND TO PROVIDE PENALTIES FOR THE VIOLATION THEREOF

THE CHARTER TOWNSHIP OF MONITOR ORDAINS:

SECTION I

Section 2.43 of Chapter II being the Definitions of the Monitor Charter Township Ordinance No. 52, designated "Monitor Township Zoning Ordinance" effective December 14, 2003, as previously amended, is hereby amended to read as follows:

SECTION 2.43 GARAGES, PRIVATE

A detached accessory building or portion of a residence or main building, not exceeding fourteen hundred (1,400) square feet in floor area used for the storage of passenger vehicles, trailers or recreational vehicles where no servicing for profit is conducted.

**SECTION 3.26 ACCESSORY BUILDINGS AND STRUCTURES IN R DISTRICTS
AND ON RESIDENTIAL LOTS IN THE AGRICULTURAL
DISTRICT (Refer to Appendix.)**

These buildings apply to any building used as an accessory to a principal residential use on a lot in any zoning district where the residential use has been established. In no event are accessory buildings permitted prior to the establishment of a residential use on a parcel of property. If the accessory building is proposed as an accessory to a non-conforming residential use, a building permit shall not be issued until the expansion of the non-conforming use has been approved consistent with the provisions of this Ordinance.

- (a) Location - Remains unchanged
- (b) Maximum Height - Remains unchanged
- (c) Setbacks and Building Separation - Remains unchanged
- (d) Garages - In addition to an accessory building, one attached or detached private garage, up to a maximum of fourteen hundred (1,400) square feet in floor area, may be constructed as an accessory to a single family residence. However, in no event may the garage include more than eighty percent (80%) of the floor area of the principal residence on the lot. The garage shall not exceed the maximum building height limitation as

specified in Section 3.26(B).

- (e) Farm Accessory Buildings in all Zoning Districts - Remains unchanged
- (f) Attached Garages - Remains unchanged
- (g) Detached Garages - Remains unchanged
- (h) Residential Use of Accessory Building - Remains unchanged
- (i) Accessory Buildings on Corner Lots - Remains unchanged
- (k) Incidental Accessory Uses - Remains unchanged

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 to such violations in accordance with Ordinance No. 53, as amended.

SECTION III

This Ordinance shall be published in a newspaper circulated within the Charter Township of Monitor, Bay County, Michigan and shall be effective on the date of such publication.

THE CHARTER TOWNSHIP OF MONITOR

Date of 1st Reading:
April 24, 2017

By: 
Kenneth M. Malkin, Supervisor

Date of 2nd Reading:
May 3, 2017

Date of Publication:
May 11, 2017

By: 
Cindy L. Kowalski, Clerk

Effective Date:
May 11, 2017