

Mansfield Township Proposed Zoning Updates, Ordinance Amendment #8 (2025)

- 1) Page 8&9. Section 101: DEFINITION; LOT WIDTH; Delete everything under #2, including 2a. Change to read: **Waterfront lots** for the L-1 and RR Zoning Districts to specify a minimum of 300 feet of lake frontage from a straight-line distance between the points where the side lot lines intersect with the high-water mark on the lake and also 300 feet of lot width at the 100-foot setback from the lake. Both measurements must be met.
- 2) Page 10. Section 101: DEFINITIONS. Add: **NON-CONFORMING LOT**. A non-conforming lot is a lot of records lawfully existing at the effective date of a zoning ordinance or subsequent amendment thereto, which does not meet the minimum area, width, or other requirements of the district in which it is located.
- 3) Page 11. Section 101: DEFINITIONS: Add: **TOWERS, COMMERCIAL**. A Non-residential tower intended to generate a profit or provide public services
- 4) Page 11. Section 101: DEFINITIONS: Add: **SPOT ZONE**. The process of re-zoning a parcel or parcels of land for a use classification totally different from that of the surrounding area. Spot zoning is not allowed unless extenuating circumstances.
- 5) Page 13: Section 106: Add: No more than one residential structure may be permitted on a lot or parcel.
- 6) Page 19, Section 209: MULTIPLE USE FOREST. Under (C) Remove Shipping containers for storage. *(It's listed under (B) Permitted Principal Uses)*
- 7) Page 19, Section 209: MULTIPLE USE FOREST. Under (C) Add **HOME OCCUPATIONS**
- 8) Page 19, Section 209: MULTIPLE USE FOREST. Under (D) Add **COMMERCIAL TOWERS AND COMMERCIAL WINDMILLS**
- 9) Page 20, Section 210. COMMERCIAL. Under (D) Special Land Uses, Add: **Commercial Windmills, Commercial Solar Farms, Commercial Towers, and Energy Storage Facilities.**
- 10) Page 21, Section 300 Under R-1 Front Setback – Change to 30' instead of 40'
- 11) Page 22, Section 300. Minimum lot width for Commercial District is 500'.
- 12) Page 22, Section 301. Last sentence change to read: **The setback for residential towers and residential windmills must be greater than or equal to the height of such structures.**

13) Page 23, Section 502-REVIEW PROCEDURE. 2ND Sentence delete the two phrases which say: **“in writing”**.

14) Page 24, Section 600: A) Add: Second story additions are not allowed.

15) Page 24, Add Section 601: NON-CONFORMING LOT. Michigan Law permits non-conforming lots to continue so long as their use remains legal and otherwise complies with current township zoning ordinances, but encourages their conversion to conforming status when possible.

Resolution of a non-conforming lot is a variance application. Property owners may apply for a variance through the Zoning Board of Appeals, demonstrating practical difficulty or unnecessary hardship without adverse impacts to neighboring properties or waterfront resources. Applications shall be submitted to the Zoning Administrator for a public hearing with the Zoning Board of Appeals. *(Also add this section to the table of contents)*

16) Page 30, Section 903. Add (D) **If a previously approved Special Land Use Permit is not used with five years, it becomes null and void.** (Fix B&C)

17) Page 31, Section 905. Remove and replace with the following:

ZONING ADMINISTRATOR’S REPORT. The Zoning Administrator shall keep an annual report in which he/she shall keep a copy for all the Zoning Applications, all the Variances, all Special Use Permits, or any other public hearings. The Zoning Administrator shall also keep maps with these records. This Annual report shall be open to public inspection. This annual report will be also be stored digitally. *(Also change Table of Contents to reflect this change)*

18) Page 32, Section 907 VARIANCE. Add (E) **A non-use variance is attached and continues with the land.**

19) Page 32, Section 908: Add: Employee of the twp cannot serve as a member of the PC.

20) Page 36, Section 1002-Amendments. Step #9. Change Iron County Planning Commission to read Iron County Board, in all three sentences. Also delete the second sentence.