

TUSCOLA TOWNSHIP

TUSCOLA COUNTY, MICHIGAN

ORDINANCE NO. 2021-02

TEXT AMENDMENTS TO THE TUSCOLA TOWNSHIP ZONING ORDINANCE

ADOPTED: February 23, 2021

EFFECTIVE: March 18, 2021

An Ordinance to amend the Tuscola Township Zoning Ordinance to add a new definition for "Storage Container," to revise the term "Accessory Building" to "Accessory Structure," to remove parentheses and replace the same with asterisks, to add new Section 3.26, titled "Temporary Storage Containers," to add new Section 3.27, titled "Storage Containers" to add new sub-section 15.03.I.4, titled "Specific Design Standards For Uses" and to remove section 15.03.J., titled "Regulations for General Solar Energy Systems"

THE TOWNSHIP OF TUSCOLA BOARD OF TRUSTEES

TUSCOLA COUNTY, MICHIGAN

ORDAINS:

SECTION I

**AMENDMENT TO CHAPTER 2, "DEFINITIONS" OF THE TUSCOLA TOWNSHIP
ZONING ORDINANCE**

Chapter 2 titled "Definitions" is amended to add a new term called "Storage Container" and to define the same to read as follows:

"Storage Container: any prefabricated structure designed for transporting goods or for the temporary storage of property, such as pods, steel shipping containers, cargo containers, packing or storage crates, and parts or all of a semi-trailer. Temporary storage containers are not considered accessory structures in this ordinance."

SECTION 2

**AMENDMENT TO CHAPTER 2, "DEFINITIONS" OF THE TUSCOLA TOWNSHIP
ZONING ORDINANCE**

Chapter 2 titled "Definitions" is amended by changing the term "Accessory Building" to "Accessory Structure."

SECTION 3
REMOVAL OF PARENTHESIS FROM THE TUSCOLA TOWNSHIP ZONING
ORDINANCE

The Township Zoning Ordinance is amended by reprinting the ordinance book to omit parenthetical page numbers for definition references, and replace the same with asterisks.

SECTION 4
AMENDMENT TO CHAPTER 3 "GENERAL PROVISIONS" OF THE TUSCOLA
TOWNSHIP ZONING ORDINANCE

Chapter 3 titled, "General Provisions" is amended by adding new Section 3.26, titled "Temporary Storage Containers" to read as follows:

"Section 3.26 Temporary Storage Containers.

Well maintained temporary storage containers are permitted in any district for up to 90 day subject to the following:

- A. Temporary storage container placement must meet setback requirements. Containers shall not occupy required parking, loading or landscaping areas.
- B. Steel shipping containers, cargo containers, semi-trailers, and pods are prohibited as long-term storage units.
- C. The zoning administrator has the authority to permit an extension if the resident proves extenuating circumstances."

SECTION 5
AMENDMENT TO CHAPTER 3, "GENERAL PROVISIONS" OF THE TUSCOLA
TOWNSHIP ZONING ORDINANCE

Chapter 3 titled "General Provisions" is amended by adding new Section 3.27, titled "Storage Containers" to read as follows:

"Section 3.27 Storage Containers.

- A. Well maintained shipping or storage containers are allowed in commercial, industrial, or in commercial farm operations in agricultural zoned districts, without a 90-day limit. A fence, wall, structural screen, or natural screen is

required if said container is within three times the distance of a required setback or required road setback.

- B. Storage container placement must meet setback requirements. Containers shall not occupy required parking, loading or landscaping areas.”

SECTION 6

AMENDMENT TO CHAPTER 15 SECTION 15.03.I” OF THE TUSCOLA TOWNSHIP ZONING ORDINANCE

Chapter 15, Section 15.03.I is amended to add a new sub-section “4” to read as follows:

“Fences shall be constructed of wood, masonry, metal, rigid wood/plastic composite, or rigid vinyl, and be of conventional design and construction. Any other material needs a site plan review and approval from the planning commission. The fence shall be maintained in good condition.”

SECTION 7

AMENDMENT TO SECTION 15.03.J “REGULATIONS FOR GENERAL SOLAR ENERGY SYSTEMS” OF THE TUSCOLA TOWNSHIP ZONING ORDINANCE

Section 15.03.J., titled “Regulations for General Solar Energy Systems” is hereby removed. Alternative Energy Systems will be addressed in Chapter 9 of the Tuscola Township Zoning Ordinance.

TUSCOLA TOWNSHIP
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