

**GARFIELD TOWNSHIP
ORDINANCE NUMBER 8A-1985**

GARFIELD TOWNSHIP ZONING ORDINANCE AMENDMENT

An Ordinance to amend Sections.

The Township of Garfield Ordains:

- 1.
2. The phrase "(d) Erection, alteration, moving, use or occupancy of minor farm structures on a bona fide farm" as set forth in Section 1.2-1 (3) is hereby deleted and repealed.
1. Section 1.3-1 ENUMERATION OF DISTRICTS CREATED is hereby amended to read as follows: For the purpose of this ordinance and amendments hereto Garfield Township is divided into the following zoning districts: Open and commercial.
1. Section 1.5-2 APPOINTMENT AND QUALIFICATIONS OF MEMBERS is hereby amended to read as follows: The Zoning Board shall consist of five (5) members. The members (same as existing language)
1. Section 2.1-6 GENERAL RESTRICTIONS, sub-sections (a), (b) and © are hereby deleted and repealed.
1. Section 2.2-3 sub-section (b), (1) is amended to read as follows: (1) No Zone Lot in this District shall contain less than one (1) acre of land and, lots with less than twenty (20) acres shall have a minimum public road frontage of two hundred (200) feet. Lot area shall exclude public right of way and public easements.
1. Section 2.2-4 GENERAL RESTRICTIONS, is hereby repealed and new Section 2.2-4 shall read as follows:

Section 2.2-4 Mobile Home regulations.

2.2-4a Mobile Home Definition: A prefabricated single-family dwelling or structure or prefabricated part thereof which is transported in a substantially completed condition on the public streets to a site and intended for use as all or a part of a dwelling unit.

2.2-4b Mobile Home Standards: The use of a mobile home as a dwelling or for any other use is prohibited in Garfield Township, except when in full compliance with the following standards:

1. As a temporary structure regulated in Section 2.2-2.
1. In a licensed mobile home park as permitted and regulated in this Ordinance.
1. A mobile home may be used as a dwelling outside of a licensed mobile home park within the "O" Open Zoning District only when all of the following standards are met;

A. The Mobile Home shall have a minimum interior floor area of 575 square feet or as is required for site-built dwellings in the District.

B. There shall be a minimum floor to ceiling height seven and one-half feet.

C. Foundations of a permanent, frost free design shall be installed in compliance with the building code in effect within the Township.

D. The mobile home shall be firmly attached or anchored to the foundation so as to be protected and stable during storms, high winds, and other natural hazards.

E. All wheels, towing devices, tongues, and equipment used in transporting the mobile home on to the site, shall be removed. No portion of the undercarriage shall be visible from the outside of the mobile home. Skirting material shall be installed along the entire perimeter of the mobile home prior to occupancy. The skirting material shall be similar to or compatible with the siding material covering the mobile home.

F. There shall be connected to the mobile home public water supply and sanitary sewer or a well water supply and septic tank/tile field approved by the Bay County Health Department.

G. There shall be permanently attached to the mobile home foundation steps or porch area where an elevation differential exists between access doors and the finished grade of the mobile home site.

H. There shall be exterior siding covering all walls of the mobile home (excluding window and door openings) consisting of horizontal lap siding or other siding compatible with siding appearing in dwellings nearby the mobile home. All siding shall be affixed to the mobile home structure as required by the BOCA Single Family Dwelling Code.

I. There shall be no additions to living space of the mobile home unless both the mobile home and the addition meet all requirements of this Ordinance and the BOCA Single Family Dwelling Code.

J. There shall be a minimum of two doors providing ingress and egress to the mobile home.

K. Site and floor plans, together with a certification of compliance with all Federal, State and Building Codes, shall be presented to building inspector prior to the issuance of a building permit and zoning permit.

L. The mobile home must meet all standards for mobile homes contained in HUD Regulations for Mobile Home Construction and Safety Standards, effective June 15, 1976, as amended, or the BOCA Single Family Dwelling Code of 1975, as amended.

1. Section 4.2 APPLICATION is hereby amended to read as follows: An application for a Special Land Use Permit shall be made to the Zoning Administrator in writing on forms provided by the Township and shall be accompanied by a site plan and information of sufficient detail to enable the Zoning Board to make a complete evaluation of the Application. The site plan shall be drawn to scale and shall include the following information:

A. Natural features on-sight, such as water bodies, mature vegetation, significant slope, and soils limitations.

B. All existing and proposed man-made improvements on the site including structures, buildings, vehicle access and parking, water supply, and waste water disposal facilities, drainage structures and surface drainage, easements, public or private right-of-way, landscaping, fencing and any other above ground or sub-surface structures.

1. If any court of competent jurisdiction shall declare any part of this Ordinance to be invalid, such ruling shall not have affect on other provisions of this Ordinance not specifically included in such ruling.
1. Where any condition imposed by any provision of this Ordinance upon the use of any lot, building, or structure is either more restrictive or less restrictive than comparable condition imposed by any other provision of this Ordinance or other Ordinance or law in effect, the provisions which imposes the higher standard or is more restrictive shall govern.

Effective date: This Ordinance shall become effective thirty (30 days from the date adopted by the Garfield Township Board of trustees.

1. Re:Definition of "Family"

It is the township attorney's recommendation that family be defined in our ordinance as follows:

"Family"

A. An individual or group of two or more person related by blood, marriage, or adoption, together with foster children and servants of the principal occupants, with not more than one additional unrelated person, who are domiciled together as a single, domestic, housekeeping unit in a dwelling unit; or

B. a collective number of individuals domiciled together in one dwelling unit whose relationship is of a continuing non-transient domestic character and who are cooking and

living as a single, non-profit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students, or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or terms, or other similar determinable period.

This definition upon recommendation would be incorporated with the amendments to our ordinance.

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Sandra Day
Garfield Township Clerk