

SOMERSET TOWNSHIP

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HILLSDALE COUNTY, MICHIGAN

ORDINANCE NO. 2017-1

**PREAMBLE**

AN ORDINANCE TO AMEND SOMERSET TOWNSHIP'S ZONING ORDINANCE NO. 4.2, AND SPECIALLY TO AMEND ARTICLE 4.1 ENTITLED "OPEN DISTRICTS" SUBSECTION 4.2.4.b ENTITLED "CONDITIONAL USES," AND TO REPEAL ANY ORDINANCES IN CONFLICT THEREOF; AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

The Township of Somerset, Hillsdale County, Michigan, ordains:

**SECTION 1 - PURPOSE**

The purpose of the Ordinance is to amend Somerset Township's Zoning Ordinance, No. 4.2, by amending Article 4.2.4. b; and to repeal any ordinances in conflict with this amending Ordinance and to provide an effective date.

**SECTION 2 - AMENDMENT TO ARTICLE 4.2.4, SECTION 4.1 OPEN DISTRICTS TO ADD GOLF COURSES TO SUBSECTION 4.2.4. b**

Section 4.1 of the Somerset Township Zoning Ordinance shall be and is hereby amended to add Golf Course to Subsection 4.2.4.b as follows:

**4.2.4.b Illustrations:**

**SECTION 4.1 . OPEN DISTRICTS**

Open districts are established to protect land best suited for open use from the encroachment of incompatible land uses, to preserve valuable agricultural land for agricultural uses, and to retain land suited for open space and recreation use for the future.

#### 4.2.4 Urban Residential District (RU-1):

This district is designed to provide areas principally for high-density single family residential dwellings where necessary urban services and facilities can be feasibly provided, including central sanitary sewerage and central water systems.

##### a. Permitted Uses:

1. Single family detached dwellings.
2. On site signs in accordance with regulations specified in Section 5.2.3.
3. Essential services in accordance with regulations specified in Section 5.17.
4. Accessory uses or structures.
5. Home occupations, only in accordance with the regulations specified in Article V, Section 5.14.
6. Medical marijuana home use (Subject to provisions of Section 5.25(B)).

##### b. Conditional Uses:

1. Planned unit residential developments.
2. Recreation centers, public swimming pools, parks, playgrounds, and playfields.
3. Churches and other buildings for religious worship.
4. Public and private nursery, primary and secondary non-profit schools.
5. Essential service structures of a non-industrial character, but not including maintenance depots or warehouses.
6. Government or community owned buildings.
7. Funneling.
8. Wind Energy Conversion Systems.
9. Golf Courses.

### SECTION 3. SAVINGS CLAUSE

Except as specifically amended herein, all other provisions of the Somerset Township Zoning Ordinance shall remain in full force and effect.

### SECTION 4. SEVERABILITY.

The various parts, sentences, paragraphs, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause of this Ordinance is adjudged unconstitutional or invalid by a court or administrative agency of competent jurisdiction, the

unconstitutionality or invalidity shall not affect the constitutionality or validity of any remaining provisions of this Ordinance.

SECTION 5. REPEALER.

Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 6. EFFECTIVE DATE.

This Ordinance shall become effective immediately after adoption and publication as required by law.

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Scott Burns, Supervisor

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Michael Bohnet, Clerk

I, Michael C. Bohnet , Clerk of the Township of Somerset, hereby certify that the foregoing Ordinance was adopted on the 24<sup>th</sup> day of May, 2017 and published on the 31<sup>st</sup> day of May, 2017 as provided by law.

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Michael Bohnet, Clerk