

SOMERSET TOWNSHIP
HILLSDALE COUNTY, MICHIGAN
ORDINANCE NO. 2016-2

PREAMBLE

AN ORDINANCE TO AMEND SOMERSET TOWNSHIP'S ZONING ORDINANCE NO. 5, AND SPECIALLY TO AMEND ARTICLE II, ENTITLED "DEFINITIONS," SECTION 2.2, SUBSECTION 2.2.24A; TO AMEND ARTICLE IV, ENTITLED "ZONING DISTRICTS REGULATIONS," SECTION 4.5; TO AMEND ARTICLE V ENTITLED "NONCONFORMING LOTS OF RECORD," SECTION 5.7.5; 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. 5, by amending Article II, Section 2.2, to add the definition of "Finished Grade" to Subsection 2.2.24a "Illustrations"; to amend Article IV, Section 4.5 to repeal the 50' rear yard requirement and to require 25' rear yard requirement in the Lake Residential District (RL-1); to amend Article V to add requirements for lots abutting a body of water to Section 5.7.5; and to repeal any ordinances in conflict with this amending Ordinance and to provide an effective date.

SECTION 2. AMENDMENT TO ARTICLE II, SECTION 2.2 "DEFINITIONS" TO ADD "FINISHED GRADE" TO SUBSECTION 2.2.24a.

Section 2.2 of the Somerset Township Zoning Ordinance shall be and is hereby amended to add the definition of "Finished Grade" to Subsection 2.2.24a as follows:

2.2.24a Illustrations:

Finished Grade means the finished ground level of an area adjoining the building after construction is completed. For purposes of measurement, the portion of the building that faces the roadway or having predominant road frontage shall be used.

[Editor's note: current 2.2.24a Illustrations 1-6 and subsequent drawings remain in effect.]

SECTION 3. AMENDMENT TO ARTICLE IV, SECTION 4.5. "DISTRICT AREA, YARD, HEIGHT, AND BULK REGULATIONS."

Section 4.5 of the Somerset Township Zoning Ordinance shall be and is hereby amended to repeal the 50' rear minimum yard requirements in the Lake Residential District (RL-1) and replace with 25' rear minimum yard requirements in the Lake Residential District (RL-1).

SECTION 4. AMENDMENT TO ARTICLE V, SECTION 5.7.5 "NONCONFORMING LOTS OF RECORD."

Section 5.7.5 of the Somerset Township Zoning Ordinance shall be and is hereby amended to add the following requirements for lots abutting a body of water:

Any existing platted subdivision lot of record abutting a body of water shall require a rear setback of not less twenty-five (25) feet. The rear setback is the distance between the structure and the body of water.

[Editor's note: current Section 5.7.5 "Nonconforming Lots of Record" remains in effect.]

SECTION 5. SAVINGS CLAUSE.

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

SECTION 6. SEVERABILITY.

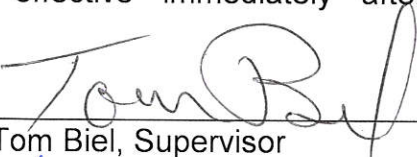
The various parts, sentences, paragraphs, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause of this Ordinance is adjudged unconstitutional or invalid by a court or administrative agency of competent jurisdiction, the unconstitutionality or invalidity shall not affect the constitutionality or validity of any remaining provisions of this Ordinance.

SECTION 7. REPEALER.

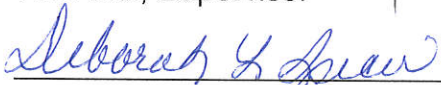
Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 8. EFFECTIVE DATE.

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



Tom Biel, Supervisor



Deborah Spicer, Clerk

I, Deborah Spicer, Clerk of the Township of Somerset, hereby certify that the foregoing Ordinance was adopted on the 16th day of June, 2016 and published on the 9th day of August, 2016 as provided by law.



Deborah Spicer, Clerk