

NOTICE: THE **TOWNSHIP OF BATES**, IRON COUNTY, MICHIGAN HAS ADOPTED THE FOLLOWING WATERFRONT DEVELOPMENT RESTRICTIONS, WHICH BECOME EFFECTIVE WITH THIS PUBLICATION:

ZONING ORDINANCE AMENDMENT(s) adopted November 12, 2008:

Replacing Section 5.01 of the Bates Township Zoning Ordinance:

5.01 Purpose: (all new language)

It is the intent of this section to promote the integrity of the lakes and rivers within Bates Township while preserving the quality of recreational use of the inland waters; to protect the quality of the lakes by discouraging excess uses; to promote the ecological balance of the waters by limiting incompatible land use, protection of wetlands associated with the waters; to maintain the natural beauty of the lakes and streams by minimizing man-made adjustments to the established shorelines, and to prevent all funneling type waterfront developments. Nothing in this ordinance shall be construed to limit access to lakes or waterways by the general public by way of a public park or public access site provided or maintained by any unit of state, county, or local government.

In any zoning district where a parcel of land is contiguous to a lake or river, such parcel of land may not be used as access property or as common open space held in common by a subdivision, association, or any similar agency; or held in common by virtue of the terms of a plat of record; or provided for common use under deed covenants or restrictions of record; or owned by two or more dwelling units located on or away from the waterfront.

Any waterfront parcel of land shall contain a minimum of 150 lineal feet of L-1 lake frontage, and 200 lineal feet in the case of L-2 lake frontage and S-1 river frontage, as measured along the normal high water mark line of the lake or river. Minimum waterfront lot depths shall meet the requirements found in Sections 5.01 and 9.01; a minimum of 300 feet in depth for any lots or parcels on lakes and rivers.

In any district in which accesses have been established before the effective date of this ordinance or subsequent amendment thereto, such access shall retain historic uses. It is the intent of this ordinance to permit such lawful non-conformance to continue, but not to encourage additional uses and sites.

Change to Section 5.01 B River Areas & Lake Areas (S-1) & (L-2):

The first paragraph of section 5.01B is changed to read as follows: “This category provides that unless presently described as lesser lot sizes on property descriptions recorded in the County Register of Deeds Office, all properties shall consist of a minimum of two hundred (200) feet of **S-1 river frontage or L-2 lake frontage**, with a minimum lot depth of three hundred (300) feet.

Change to Section 5.02 C pertaining to uses by special approval:

Paragraph 7 of Section 5.02C, stating “**Multifamily dwellings or Residential Complex**” is removed from the ordinance, since such developments are no longer allowed in waterfront zones throughout the township.

Change to Section 13.12 pertaining to definition of multifamily dwelling:

Section 13.12 defines “Dwelling, multifamily” as follows: “A dwelling or group of dwellings on one plot, containing separate living units for **three** or more families, but which may have joint services or facilities for both”.

This section is changed to read as follows: “A dwelling or group of dwellings on one plot, containing separate living units for **two** or more families, but which may have joint services or facilities for both”.

These Ordinance changes shall become effective after legal publication and hearings in accordance with the provisions of the Act governing same.

Approved by the Bates Township Zoning Board on: **September 22, 2008.**

Approved by the Iron County Planning Commission on: **October 21, 2008.**

Adoption: These ordinance additions and changes, to Section 5.01, 5.02 and 13.12 of the Bates Township Zoning Ordinance, are hereby declared to have been adopted by the Bates Township Board, during its regular meeting held on **November 12, 2008**, and shall become effective immediately following publication.

Ernest Schmidt- Bates Twp. Supervisor

Barbara Moncivias-Bates Twp. Clerk

: