

Ossineke Township Ordinance No. 1 of 2024

An ordinance to amend the Ossineke Township Zoning Ordinance Article 2 (Construction of Language and Definitions) and Article 4 (District Regulations) to address tiny homes.

Ossineke Township, Alpena County, Michigan hereby ordains:

Section 1: Amendment of Section 2.0 (Construction of Language and Definitions).

Section 2.0 (Construction of Language and Definitions) is hereby amended to add the following definition:

Tiny Home. Any detached single-family dwelling that is less than six hundred (600) square feet.

Section 2: Amendment of Section 4.8 (FF-1: Farm & Forest District)

Section 4.8.C is hereby amended as follows:

FF-1 Farm and Forest District	
Minimum Lot Area	40,000 sq ft
Minimum Lot Width	150 ft
Maximum Height of Structure	35 feet or 2 stories whichever is less <i>Height regulations shall apply to any portion of a structure that could be used as living or commercial space, but shall not apply to areas that could not be used for living or commercial space (chimneys, church spires, bell towers, etc.). These height restrictions do not apply to telecommunication towers and related facilities which are regulated by Article 7: Supplemental Development Regulations.</i>
Minimum Ground Floor Area (per dwelling unit)	600 250 sq ft <i>Minimum ground floor area shall apply to permanent dwelling units only. Dwellings shall comply with Michigan residential building code. Tiny Homes: For dwelling units less than 600 sq ft, a copy of the building permit shall be filed with the Township showing that the dwelling complies with residential building code.</i>
Maximum Lot Coverage	35% <i>This provision shall not apply to structures four (4) feet in height or less.</i>
Setbacks	
Minimum front yard	40 ft
Minimum rear yard	35 ft
Minimum side yard	20 ft <i>Reversed Corner Lots: In the case of a rear yard abutting a side yard of an adjacent lot, the side yard abutting a street shall not be less than the required front yard of that district.</i>

Section 3: Severability

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section 4: Saving Clause

The Ossineke Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

Section 5: Effective Date

The ordinance changes shall take effect upon the expiration of seven days after the publication of the notice of adoption.

Kenneth Lobert
Ossineke Township Supervisor

Jo'Lee Dorie
Ossineke Township Clerk

I, Jolee Dorie, Clerk for Ossineke Township, hereby certify that the foregoing is a true and correct copy of Ordinance No. 1 of 2024 of Ossineke Township, adopted by at a meeting of the Township Board of Trustees held on _____, 2024

A copy of the complete ordinance text may be inspected or purchased at the Ossineke Township Hall, at 9041 W. Nicholson Hill Road, Hubbard Lake, Michigan.

Adopted: _____ Published: _____ Effective: _____, subject to PA 110 of 2006 as amended.