

# WATERSMEET TOWNSHIP ZONING ORDINANCE

REVISED **TBD**

Deleted: April 22, 2024

## WATERSMEET TOWNSHIP GOGEBIC COUNTY STATE OF MICHIGAN

N4689 1<sup>st</sup> Street  
Phone: 906-358-4501

AN **ORDINANCE** to establish zoning districts and regulations in the unincorporated portions of Watersmeet Township, Gogebic County, Michigan, in accordance with the provisions of Act. No. 184 of the Public Acts of Michigan, 1943, the Township Rural Zoning Act as amended; to provide for current and/or upgrading the future uses of land, buildings and structures; to provide for its administration, including penalties for the violation thereof; to provide for a Board of Appeals, and for amendments.

**DOCUMENT REVISION HISTORY**

<b><u>REVISION DATE</u></b>	<b><u>SECTION NO. REVISED</u></b>	<b><u>BRIEF DESCRIPTION</u></b>
Oct. 01, 2009	5.04C	added wording and "Boat Lifts"
"	5.04C2	Replaced old with new dock dimension definition
"	5.04C3	Replaced old with new dock/boat lift 50ft. setback
"	5.04C4	Added new--temp. dock/boat lift annual removal date
"	Section 7.14	Added new-- wind turbine/solar panel requirement
Dec. 21, 2009	Section 1.02	Deleted the word "morals"
"	1.03	Ended 1 <sup>st</sup> sentence at "each such district", deleted remaining words. Added 2 <sup>nd</sup> sentence "See the Master Plan.....etc".
"	Section 2.01-4	Corrected RF to R&F
"	Section 5.01A	1 <sup>st</sup> sentence, after "side line lots" replace "should" with "shall be a minimum of". Deleted last sentence.
"	Section 5.02B	After "Cisco Chain" added "of Lakes". After "(300 feet of lake frontage" added "(side lines of lots shall....etc)".
"	Section 8.01A	Added item 3. back which was inadvertently left out of last rev.
August 20, 2010	Section 5.04D	Added new. Private Boat Launches
"	Section 7.15	Added new. Outdoor Wood-fired Furnace Restrictions
"	Section 8.02, 8.02A	Changed words "certificate of approval" to "Zoning Certificate"
"	Section 12.01	Added words "of Trustees" after "Township Board" and words "of Appeals, the Township Zoning Administrator, the Township Planning Commission" after "Township Zoning Board"
"	Section 12.02	Changed words "Zoning Board" to "Planning Commission"
February 1, 2011	Section 5.01D	Replace paragraph with new wording-(discontinued resorts).
"	Section 8.02A	Added item 4
"	Section 8.02B	Replaced 1d with new paragraph (pollution control statement). Old 1d became 2. Old 3 became 4 and old 4 became 5.

June 1, 2011	Article Three Title	Remove words “AND RESTRICTED COMMERCIAL DISTRICT” Add “AND R2”
“	Section 3.01	Remove words in 1 <sup>st</sup> para. “and Restricted Commercial”, “within the Sanitary District”, “Village”, “if properly integrated”. Add words “& R-2”, “Township”
“	Section 3.02B	Add item #6
“	Article Four Title	Replace title words “Residential and Restricted Commercial Districts, R-2” with “Restricted Commercial and Downtown District”
“	1st Sentence	Remove words “Residential and”, “R-2”
“	Section 4.00	1 <sup>st</sup> sentence: remove words “a”, “R-2”. Add words “and Downtown”; “zoning requirements as defined in Section 4.01”. Remove remainder of section
“	Section 4.01	Title: replace words “Business District Definition” with “Restricted Commercial District”
“	Section 4.01	1 <sup>st</sup> sentence: replace word “business” with “Restricted Commercial”. Add “South” to bass lake
“	Section 4.01A	New section
“	Section 4.02	Remove words “by Section 1.02 or as may be provided, the”
“	Section 4.02A Item #1	Add words “and R-2”. Remove word “District”
January 16, 2013	Section 7.14B	Add section 7.14B & 7.14C
July 17, 2013	Section 5.04C2	Add words “unless a depth of three feet is not reached in which case a temporary dock extension may be added to a length where three feet of depth is reached, maximum, and does not cause a navigational hazard.”
April 3, 2014	Section 7.16 Medical Marijuana Addendum	Medical Marijuana addendum added
August 20, 2014	Language change 5.03	Add changes to 5.03 per Attorney Pope
Dec. 10, 2014	Zoning Square Footage proposed reductions	Add changes to sections 5.01 and 6.01B
Jan. 13, 2016	Section 704c Reconstruction of damaged non-conforming buildings	Modify language in 7.04c
Feb. 04, 2019	Wording change R1, R2 and R&F	Under Primary Uses without Special Approval. Term “structure” shall be changed to “Single family dwelling” & phrase “more than one dwelling changed to “more than one family structure”

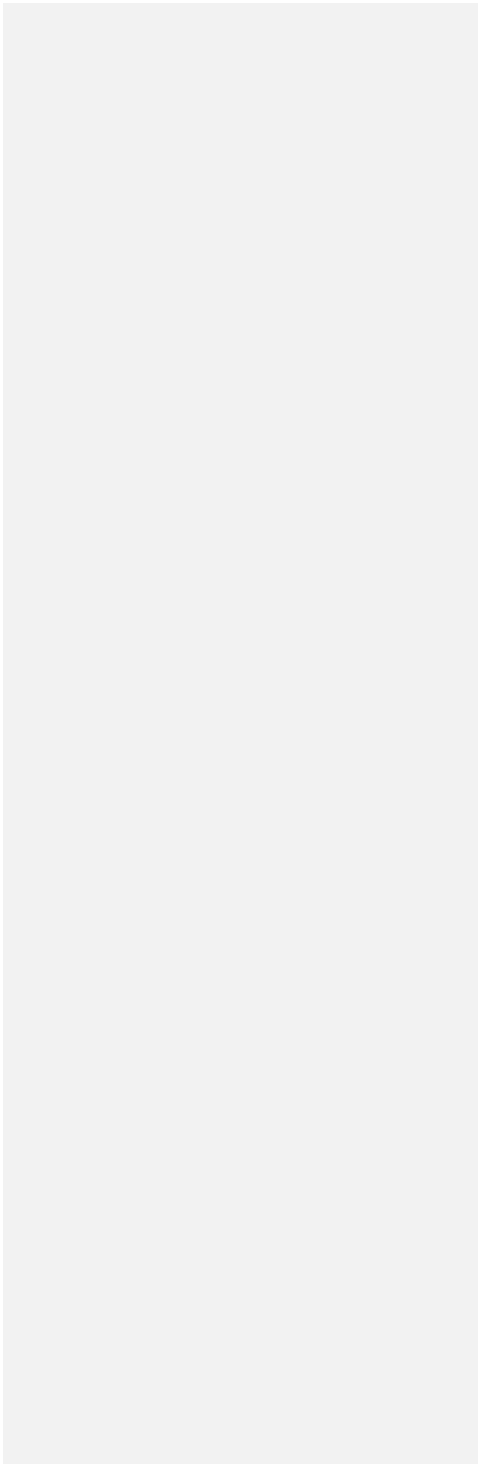
<b>August 12, 2019</b>	<b>Section 10.3</b>	<b>Municipal civil infraction penalties</b>
<b>December 27, 2019</b>		<b>Insert wording change from Feb. 04, 2019 revision.</b>
<b>Jan. 27, 2020</b>	<b>Sections 6.01B and 6.02A</b>	<b>Move language re: “More than one family residential structure...” from Section 6.01B to Section 6.02A</b>
<b>Sept. 17, 2023</b>	<b>Section 7.05B</b>	<b>Revise language re: use of trailer as dwelling during construction</b>
<b>April 22, 2024</b>	<b>Section 6.02A</b>	<b>Revise language re: use of trailer year round as dwelling</b>

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**THE BOARD OF TRUSTEES OF WATERSMEET TOWNSHIP, GOGEBIC COUNTY, STATE OF MICHIGAN HEREBY ORDAINS:**

**ARTICLE ONE – PREAMBLE**

**SECTION 1.01 Name**

This Ordinance shall be known and cited as the WATERSMEET TOWNSHIP ZONING ORDINANCE.

**SECTION 1.02 Purposes**

The fundamental purpose of this Ordinance is to protect the public health, safety, and general welfare of the inhabitants of the Township of Watersmeet and the land and resources of the township as authorized under the above as authorized under the above-mentioned act. This Ordinance also seeks to protect the property rights of landowners to utilize their land in reasonable and responsible ways without causing detrimental effects to the other landowners of the township.

**SECTION 1.03 General Procedure**

To achieve the purpose of this Ordinance the unincorporated portions of the township have been divided into zoning districts of varied shapes, kinds and areas, and regulations adopted for each such district. **See the Master Plan for additional information.** REV. 12-21-09

**SECTION 1.04 Limitations of Ordinance**

**1.04A Existing Use of Land, Buildings and Structures**

At discretion of the property owner the lawful use of any dwelling, building, structure or complex, and of any land or premises as existing and lawful and land or lot descriptions recorded in the County Register of Deeds Office on the date of enactment of this Ordinance may be continued even though such use and/or recorded property size may not be in conformity with the provisions of this Ordinance.

“Conformity with provisions of this Ordinance” as used herein includes buildings and structures as authorized by special approval.

**1.04B Exemption of Accessory Buildings and Structures**

**(paragraph deleted) (REV. 2-7-08)**

**ARTICLE TWO – ZONING DISTRICTS**

**SECTION 2.01 Classification of Districts**

To achieve the purposes set forth in the Preamble, the unincorporated area of Watersmeet Township, Gogebic County, State of Michigan is hereby divided into the following zoning districts:

1. Residential and Restricted Commercial District, R-1
2. Residential and Restricted Commercial District, R-2
3. Lake Areas, L-1 and L-2
4. Recreation and Forestry, **R&F.**

**SECTION 2.02 Zoning Districts Map**

The location of the areas included in each said zoning district are depicted upon the Zoning Map of Watersmeet Township, Gogebic County, State of Michigan and are available for public inspection in the Township Clerk’s Office.



Peter Cartwright  
2024-05-08 17:42:47

Need updated masterplan date

Peter Cartwright  
2024-05-08 18:06:43

Add language to protect landowners property rights.

Peter Cartwright  
2024-05-08 17:48:51

Remove?

Peter Cartwright  
2024-05-08 17:49:48

Add new map - see end of document

**ARTICLE THREE – RESIDENTIAL DISTRICTS, R-1 AND R-2**

The following provisions shall apply to Residential Districts, R-1 & R-2:

**SECTION 3.01 Purpose**

The purpose of creating Residential Districts, R-1 & R-2, is to provide areas of the Township of Watersmeet dedicated primarily to residential uses in which each dwelling is located on an individual lot or premises adequate in size and shape to provide for safe water supply and sewage disposal facilities, to minimize hazards of spreading fires, and to require setback from the public thoroughfare to facilitate safe exit from the entrance to the premises.

The requirements are intended to protect and stabilize the basic qualities of such district, and to provide suitable and safe conditions for residential living. Such district is established in conformity with existing residential and commercial developments, including areas in which it appears desirable that further developments take place.

Since various other uses of land, buildings and structures for retail stores and shops, commercial enterprises, professional and other services are generally accepted as compatible with residential uses, the inclusion of such uses is provided by **Special Approval**.

**SECTION 3.02 Property Uses**

Except as provided by Section 7.03, or as may hereafter be provided by due amendment, no land or premises shall hereafter be used, and no building or structure erected, used or altered for other than the following purposes:

**3.02A Primary Uses (without Special Approval)**

- 1. More than one family residential structure per parcel as long as setbacks are met. In R1 a separate water and sewer line is needed, in R2 a separate well and septic system is needed for each structure.
- 2. Public-owned parks and playgrounds
- 3. Customary home occupations. These shall be limited to within the residential dwelling, and shall not be pursued in an accessory building or structure on the premises. There shall be no external indication of such use nor any change in the appearance of the building or premises from a dwelling.

REV. 02/04/2019

**3.02B Uses by Special Approval, as provided by Section 7.09**

- 1. Nursery Schools, Day Nurseries and Child Care.
- 2. Schools, Churches, Community Center Buildings
- 3. Library, ~~Hotels, Boarding Houses and Tourist Homes.~~
- 4. Greenhouses ~~growing products for commercial sale,~~
- 5. Retail Stores and Shops.
- 6. ~~Structures for multiple families~~

**3.02C Accessory Uses**

- 1. Accessory buildings, structures and incidental uses which do not alter the primary character of the District, but not including any additional structure for dwelling purposes either temporarily or otherwise.
- 2. Keeping of domestic pets in reasonable numbers. No animal or animals shall constitute a nuisance to the neighborhood by reason of noise, odor, sanitary conditions, or trespass.
- 3. ~~Storage of not more than one unoccupied trailer coach or one boat and trailer parked in a rear yard with due regard to yard requirements. The one boat and trailer restriction does not apply to small fishing craft normally used on small inland lakes. Storage of boats, trailer coaches, trailers and other equipment or vehicles which does not create~~

**Peter Cartwright**  
 2024-05-08 18:04:53

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Changes to ordinances should be sent to township property owners for input before implementation.

**Deleted:** and

**Deleted:** .

**Deleted:** Multiple Family structures.

**Commented [PC1]:** Needa revisions will revise