

**Suttons Bay Township Zoning Ordinance
Text Amendment to allow for individual condominium storage/business units
in the Waste Management Zoning District.**

**AMEND SECTION 11.2.D Add Personal Storage and Commercial Storage as Special
Uses in the Waste Management Zoning District.**

NEW SECTION

Section 11.4 CLUSTERED INDUSTRIAL/STORAGE CONDOMINIUMS

The Planning Commission may approve a Site Plan within a Master Parcel that consists of a cluster of lots and/or units that vary from the regulations and standards listed in Section 11.3 as a Special Land Use, subject to the following provisions:

- A. A Special Land Use Permit is required for the overall Site Plan and Condominium. A separate Land Use Permit shall be required for each individual building.
- B. Proposed Uses shall conform to Section 11.2, and shall be part of the Special Land Use Permit. Future Change of Use of individual lots may require Administrative or Planning Commission approval.
- C. There are no minimum Lot Size, Width, Frontage, or Interior Setback requirements, including zero lot line buildings, subject to Site Plan and Special Use Permit approval by the Planning Commission.
- D. Setbacks from the boundaries of the Master Parcel shall conform with the Buffering standards in Article 3 of the zoning ordinance.
- E. Screening, Buffering, Landscaping, and Greenbelts shall comply with Article 3.
- F. All outdoor storage, parking, loading areas, and mechanical equipment shall be screened and buffered in accordance with the zoning ordinance and reviewed by the Planning Commission.
- G. Adequate parking and loading shall be provided for each Use and shall be shown on the Site Plan.
- H. In accordance with this Zoning Ordinance, each individual lot or unit shall be accessed by an approved public or private road. The road may be designed and built to County Road Standards or Township Private Road Standards, at the option of the developer, and must be approved by the respective agency.
- I. Water Supply and Wastewater Disposal shall meet all applicable Health Department and Building Code Requirements.
- J. Stormwater run-off shall meet the Leelanau County Drain Commissioner Standards.
- J. The maximum lot coverage of the Master Parcel shall not exceed 40%.
- K. The maximum impervious surface coverage on the Master Parcel shall not exceed 50% of the net acreage.
- L. The maximum allowable Building Height shall be 35 feet.
- M. The Condominium approval process shall follow Article 17, Condominium Subdivisions.
- N. Additional Site Plan Submittal Requirements:
 1. A list of proposed allowable uses of the clustered units.
 2. Proposed water and wastewater - preliminary approval
 3. Parking calculations based upon proposed use.
 4. Lot coverage and Impervious Surface coverage calculations.
 5. Private Road Plans and Maintenance Agreement.
 6. Condominium Documents and By-Laws.

AMEND SECTION 17.1 to add “industrial” to the intent of the Condominium Section.

NEW DEFINITIONS (Article 2):

Impervious Surface: (from the definition used in the Zoning ordinance Overhaul)

For purposes of this Ordinance this definition includes surfaces which prevent or impede normal water infiltration and/or cause runoff to other areas but is not limited to: (1) all buildings, and structures (area measured at roof gable end and eave lines), (2) stairs, walkways, driveways and parking or other areas comprised of cementitious substances, or any bituminous substance, including asphalt, and (3) any subbase of plastic or any shield which prevents or impedes water penetration. Not considered an impervious surface are brick pavers, paver stone, graveled surfaces, decks, stairways and walkways with gaps in their surface structure (e.g., wooden decks with open cracks between the deck boards) that allow water to readily pass through the structure.

STORAGE, PERSONAL: A space or place for the safekeeping of personal property.

MASTER PARCEL: The existing overall parcel(s) or lot(s) that are proposed to be developed and/or divided into individual units.