

SECORD TOWNSHIP ZONING ORDINANCE

Secord Township
Gladwin County Michigan

Adopted: December 17, 2014

Effective: January 8, 2015

Revisions to this Ordinance:

Articles 2,3,5 and 9 have been revised and

Adopted by the Board on 11-15-2017

And became Effective on 11-30-2017

Revisions to this Ordinance:

Article 2: Addition Definitions: Waters Edge

Article 3: General Provisions

3.1, 3.6, 3.9, 3.12 [portion moved to 3.6], 3.17, 3.19, 3.20, 3.26, 3.30, 3.33, 3.37, 3.42, 3.43

Article 5: District Regulations

5.7

Table 5.2, 5.3, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5:14

Article 9: Supplemental Regulations

9.21

Fee: Fire Department Inspection \$50.00

Planned Unit Development \$500.00

Have been revised and Adopted by the Planning & Zoning Board on 6-14-2023

Adopted by the Secord Township Board: 7-19-2023

And became Effective: 7-19-2023

Title Sheet Revised 6-14-2023

The Secord township Zoning Ordinance

Secord Township - A Zoned Community
Gladwin County
Zoning Ordinance Highlights Updated July 2023

Principal Dwelling - Stick built, Modular, Mobile homes

720 square foot minimum size
14-foot minimum width (entire length of structure)
35-foot maximum height (applies to accessory building also) No
size limits on accessory structures except for height
Mobile homes over 10 years old must be inspected by a licensed inspector or building contractor prior to
issuance of a Land Use Permit.

Set-Backs -- The minimum distances a dwelling or accessory building must be from property lines

Distance from rear or water's edge: 40 feet
Distance from property line at Road right of way: 40 feet
Side lines - residential: 10 feet and 10 feet (total 20 feet)
Side lines - agricultural: 20 feet and 20 feet (total 40 feet)

Permits & Fees - (effective 11/14/18)

Land Use Permit: \$50.00

This permit is required for all new construction, including sheds, pre-built sheds and car ports.

Building permits from Gladwin County are also required.

Zoning Variance Application: \$350.00

This application is required if property owner wishes to build closer to the lot lines or alter any dimensional
value in the Zoning Ordinance. Note: Dimensional variances are generally not granted if the property is large
enough to accommodate a new structure and stay within the Set-Backs. A request for a variance and the
payment of the fee does not guarantee the variance will be granted.

Special Use Application: \$500.00

This application is needed if proposed use of the property is not compliant with its intended use as zoned.

Special use application and payment of the fee does not guarantee the special use request will be granted.

Zoning Change Application: \$750.00

Zoning change application and payment of the fee does not guarantee the zoning change requested
will be granted.

Lot Splits and Land Division Application: \$50.00

Residential or Platted lots must be a minimum of 65 feet wide and 12,000 square feet in total size.

Unplatted divisions must maintain a 4 to 1 depth to width ratio if under 10 acres.

Trailer Permits (travel trailers, motor homes, pop-up trailers, etc.): \$50.00

Permits will be issued for up to 120 days per calendar year and must comply with the Township Ordinances.

Only two RV's are allowed per parcel. RV's must adhere to Set-Backs the same as permanent structures.

General Information

The Planning and Zoning Commission will be updating the Township Master Plan and the entire Zoning Ordinance
during the next year.

The entire Zoning Ordinance and the latest revisions can be found on-line at Secordtwp.com

Any deck being converted to living space (walled & roofed) requires a Land Use Permit from the Township and a Building
Permit from Gladwin County. Decks are not considered as a pre-existing structure.