

VILLAGE OF STERLING ZONING ORDINANCE

**The Village of Sterling
Arenac County, Michigan**

April 2023

The Village of Sterling Zoning Ordinance

TABLE of CONTENTS

<u>ARTICLE</u>	<u>SECTION</u>	<u>PAGE</u>
	PREAMBLE	1-1
ARTICLE 1	TITLE, INTENT AND PURPOSE	1-1
Section 1.01	Title	1-1
Section 1.02	Intent and Purpose	1-1
ARTICLE 2	DEFINITIONS	2-1
Section 2.01	Construction of Language	2-1
Section 2.02	Definitions	2-2
ARTICLE 3	ADMINISTRATION, ENFORCEMENT, AND PENALTIES	3-1
Section 3.01	Administration	3-1
Section 3.02	Public Notice	3-1
Section 3.03	Planning Commission	3-2
Section 3.04	Duties of Zoning Administrator	3-3
Section 3.05	Permits, Procedures and Regulations	3-3
Section 3.06	Violations	3-6
Section 3.07	Revocation	3-7
Section 3.08	Performance Guarantee and Compliance	3-7
ARTICLE 4	ZONING BOARD OF APPEALS	4-1
Section 4.01	Creation and Membership	4-1
Section 4.02	Powers of Zoning Board of Appeal	4-1
Section 4.03	Appeal Procedures	4-2
Section 4.04	Standards	4-2
Section 4.05	Stay	4-3
Section 4.06	Review by Circuit Court	4-4
Section 4.07	Miscellaneous	4-4
ARTICLE 5	PROCEDURES FOR AMENDMENTS	5-1
Section 5.01	Intent and Purpose	5-1
Section 5.02	Initiation of Amendments	5-1
Section 5.03	Filing Fee	5-1
Section 5.04	Procedures	5-1
Section 5.05	Resubmittal	5-3
Section 5.06	Conditional Rezoning	5-3
Section 5.07	Comprehensive Review of Zoning Ordinance	5-6
ARTICLE 6	PROCEDURES FOR SITE PLAN AND PLOT PLAN REVIEW	6-1
Section 6.01	Purpose	6-1
Section 6.02	Approval of Site Plan	6-1
Section 6.03	Data Required	6-2
Section 6.04	Site Plan Review Procedures	6-3
Section 6.05	Sit Plan Approval Standards	6-4
Section 6.06	Preliminary Sit Plan Review Option	6-5
Section 6.07	Conformity to Approved Site Plans	6-6
Section 6.08	Changes and Appeals	6-6
Section 6.09	Review Fees	6-6
ARTICLE 7	PROCEDURES FOR SPECIAL LAND USES	7-1

Section 7.01	Purpose and Intent	7-1
Section 7.02	Procedures for Special Land Uses	7-1
Section 7.03	Appeal to Circuit Court	7-3
Section 7.04	Reapplication	7-3
Section 7.05	Amendments	7-4
ARTICLE 8	OWNERSHIP, CONVERSION-MOTELS, CABINS & COTTAGES	8-1
Section 8.01	Internet	8-1
Section 8.02	Site Plan	8-1
Section 8.03	Initial Information	8-1
Section 8.04	Village Expenses	8-2
Section 8.05	Certificate of Safe Occupancy	8-2
Section 8.06	Site Requirements for Condominium Conversion	8-2
Section 8.07	Parking and Recreational Vehicle Storage	8-2
Section 8.08	Master Deed, Restrictions, Covenants & "As Built" Survey	8-3
ARTICLE 9	ZONING DISTRICTS AND MAP	9-1
Section 9.01	Establishment of Districts	9-1
Section 9.02	Zoning District Maps	9-1
Section 9.03	Replacement of Official Map	9-1
Section 9.04	Interpretation of District Boundaries	9-1
Section 9.05	Scope of Regulation	9-2
Section 9.06	Zoning of Vacated Areas	9-3
Section 9.07	Zoning of filled Lands; Use of Water	9-3
Section 9.08	Categories Within Zoning Districts	9-3
Section 9.09	Conflicting Regulations	9-3
Section 9.10	Schedule of Regulations	9-3
ARTICLE 10	ONE-FAMILY CLUSTER AND OPEN SPACE OPTIONS	10-1
Section 10.01	One-Family Cluster Option	10-1
Section 10.02	Subdivision Open Space Plan	10-4
ARTICLE 11	ZONING DISTRICTS	11-1
Section 11.00	Summary of Uses Permitted by Zoning District	11-1
Section 11.01	R-NR: Residential-Natural Resource District	11-4
Section 11.02	R-1: Residential-Resource Sensitive	11-7
Section 11.03	R-2: Residential – Medium Density	11-8
Section 11.04	R-3: Residential-High Density	11-9
Section 11.05	R-4: Residential-Tourist	11-11
Section 11.06	R-5: Residential-Multiple Family District	11-12
Section 11.07	R-6: Residential-Mobile Home Park District	11-15
ARTICLE 12	BUSINESS DISTRICTS	12-1
Section 12.01	C-1: Central Business District	12-1
Section 12.02	C-2: General Business District	12-2
Section 12.03	C-3: Waterfront Mixed-Use District	12-4
ARTICLE 13	INDUTRIAL DISTRICTS	13-1
Section 13.01	I-1: Industrial District	13-1
ARTICLE 14	FOR FUTURE USE	14-1
ARTICLE 15	FOR FUTURE USE	15-1
ARTICLE 16	SPECIAL LAND USE STANDARDS	16-1
Section 16.01	General Provisions	16-1

Section 16.02	Standards	16-1
Section 16.03	Special Land Use Designated	16-2
Section 16.04	Adult Foster Care Facility	16-2
Section 16.05	Private Landing Strips	16-2
Section 16.06	Automobile Service and Repair Stations	16-3
Section 16.07	Bed and Breakfast	16-3
Section 16.08	Cemeteries	16-4
Section 16.09	Commercial Stables	16-4
Section 16.10	Communication Towers	16-5
Section 16.11	Shooting Ranges	16-6
Section 16.12	Nursing Homes	16-7
Section 16.13	Churches and Religious Institutions	16-7
Section 16.14	Drive-in Establishments	16-7
Section 16.15	Group Home Day Care Facilities	16-7
Section 16.16	Veterinarian Clinics	16-8
Section 16.17	Kennels	16-8
Section 16.18	Mini Storage Facilities	16-9
Section 16.19	Schools	16-10
Section 16.20	Motels and Hotels	16-10
Section 16.21	Multiple Family Development	16-10
Section 16.22	Open Air Businesses	16-10
Section 16.23	Planned Unit Developments (see Article 17)	16-12
Section 16.24	Public Facilities	16-12
Section 16.25	Junkyards	16-12
Section 16.26	Outdoor Commercial Recreation	16-13
Section 16.27	Extraction Operations	16-15
Section 16.28	Private Stables	16-19
Section 16.29	Adult Entertainment Facilities	16-20
Section 16.30	Pet Shops and Sales	16-20
Section 16.31	Accessory Dwelling Unit	16-20
Section 16.33	Home Occupation Not Permitted by Right	16-20
ARTICLE 17	PLANNED UNIT DEVELOPMENT	17-1
Section 17.01	Procedure for Application	17-1
Section 17.02	Stage I Preliminary Site Plan	17-1
Section 17.03	Stage II Final Site Plan	17-2
Section 17.04	Stage II Final Site Plan: Approval of Site Plan	17-2
Section 17.05	Required Conditions	17-3
Article 18	General Provisions	18-1
Section 18.01	Intent and Purpose	18-1
Section 18.02	Keeping Animals	18-1
Section 18.03	Essential Services	18-1
Section 18.04	Swimming Pools	18-1
Section 18.05	Moving Buildings	18-2
Section 18.06	Temporary Uses and Nonresidential Buildings and Structures	18-2
Section 18.07	Temporary Dwellings	18-5
Section 18.08	Accessory Uses, Buildings, and Structures	18-5
Section 18.09	<i>Reserved</i>	18-6
Section 18.10	One Single-Family Dwelling to a Lot	18-6
Section 18.11	Permitted Yard Encroachments	18-7
Section 18.12	Front Setback Reductions and Increases	18-7
Section 18.13	Allocation of Lot Area & Configuration of Lots	18-7
Section 18.14	Height Requirement Exceptions	18-7
Section 18.15	<i>Reserved</i>	18-8
Section 18.16	Conditional Approvals	18-8

Table of Contents

iv

Section 18.17	Residential Satellite Antenna Dishes	18-9
Section 18.18	Outdoor Storage, Sales and Merchandise Display	18-9
Section 18.19	Condominium Subdivisions	18-10
Section 18.20	Earth Sheltered Homes	18-10
Section 18.21	Recreational Vehicle Storage	18-11
Section 18.22	Recreational Equipment Storage	18-11
Section 18.23	Open Burning and Rubbish	18-11
Section 18.24	Dwellings	18-12
Section 18.25	Roadside Stands/Farm Markets	18-13
Section 18.26	Artificial Residential Ponds	18-13
Section 18.27	Home Occupations and Home-Based Businesses	18-13
Section 18.28	Funneling	18-16
ARTICLE 19	NONCONFORMING USES OR LAND AND STRUCTURES	19-1
Section 19.01	Intent and Purpose	19-1
Section 19.02	Class A Nonconforming Uses or Structures	19-1
Section 19.03	Class A Conditions	19-1
Section 19.04	Class B Nonconforming Uses or Structures	19-2
Section 19.05	Nonconforming Lots	19-2
Section 19.06	Nonconforming Uses of Land	19-3
Section 19.07	Nonconforming Structures	19-3
Section 19.08	Change in Nonconforming Uses	19-3
Section 19.09	Repairs and Maintenance	19-3
Section 19.10	Change of Tenancy or Ownership	19-4
Section 19.11	District Changes	19-4
Section 19.12	Changes to Nonconforming Buildings or Structures	19-4
Section 19.13	Illegal Nonconforming Uses	19-4
Section 19.14	Permits	19-4
Section 19.15	Appeals	19-4
ARTICLE 20	ACCESS CONTROLS AND PRIVATE ROADS	20-1
Section 20.01	Intent	20-1
Section 20.02	Curb Cuts and Driveways	20-1
Section 20.03	Lots to Have Access	20-2
Section 20.04	Clear Vision Zone	20-2
Section 20.05	Deceleration Lanes and Tapers	20-2
ARTICLE 21	OFF-STREET PARKING AND LOADING	21-1
Section 21.01	Intent of Parking Provisions	21-1
Section 21.02	General Requirements	21-1
Section 21.03	Parking Space Requirements	21-2
Section 21.04	Site Development Requirements	21-4
Section 21.05	Loading and Unloading Space Requirements	21-5
ARTICLE 22	SIGNS	22-1
Section 22.01	Purpose	22-1
Section 22.02	Definitions	22-1
Section 22.03	General Requirements for all Signs	22-3
Section 22.04	Permitted Signs in R-NR, R-1, R-3, R-5, R-6	22-4
Section 22.05	Permitted Signs in the R-4 District	22-5
Section 22.06	Permitted Signs in the C-1 District	22-6
Section 22.07	Permitted Signs in the C-2 and C-3 Districts	22-7
Section 22.08	Permitted Signs in the I-1 District	22-11
Section 22.09	Prohibited Signs	22-11
Section 22.10	Sign Permits	22-10
Section 22.11	Signs Placed on Nonconforming Uses	22-13

Section 22.12	Unsafe and Damaged Signs and Sign Maintenance	23-13
ARTICLE 23	LANDSCAPING AND SCREENING	23-1
Section 23.01	Intent	23-1
Section 23.02	<i>Reserved</i>	23-1
Section 23.03	Landscape Plan Required	23-1
Section 23.04	Buffer Areas	23-1
Section 23.05	Parking Lot and Loading Area Landscaping	23-2
Section 23.06	Site Landscaping	23-2
Section 23.07	Minimum Standards of Landscape Elements	23-2
Section 23.08	Installation, Maintenance and Completion	23-3
Section 23.09	Fencing, Walls, and Retaining Walls	23-3
Section 23.10	Waivers and Modifications	23-4
ARTICLE 24	ENVIRONMENTAL STANDARDS	24-1
Section 24.01	Intent and Purpose	24-1
Section 24.02	Natural Resources	24-1
Section 24.03	Potable Water, Sewage Disposal, and Storm Water Management	24-2
Section 24.04	Commercial and Industrial Uses	24-3
ARTICLE 25	RESERVED FOR FUTURE USE	25-1
ARTICLE 26	INTERPRETATION, SEVERABILITY, VESTED RIGHT, REPEAL, AND EFFECTIVE DATE	26-1
Section 26.01	Interpretation	26-1
Section 26.02	Severance Clause	26-1
Section 26.03	Vested Right	26-1
Section 26.04	Repeal	26-1
Section 26.05	Effective Date	26-2

PREAMBLE

An Ordinance enacted by the VILLAGE OF STERLING under Public Act 110 of 2006, as amended, to provide for the establishment of zoning districts within which the proper use of land and natural resources may be encouraged or regulated by Ordinance, and within which district provisions are adopted designating the location of, the size of, the uses that may be made of, the minimum open spaces, sanitary, safety, and protective measures that shall be required for, and the maximum number of families that may be housed in dwellings, buildings, and structures, including tents and trailer coaches; to provide for administration and amendments of said Ordinance; to provide for appeals and for the organization and procedures to be followed by the Zoning Board of Appeals; and to provide for penalties for the violation of said Ordinance.

Article 1 TITLE, INTENT, AND PURPOSE

Section 1.01 TITLE

This Ordinance shall be known and cited as the Village of Sterling Zoning Ordinance.

Section 1.02 INTENT AND PURPOSE

It is the purpose of this Zoning Ordinance to promote the public health, safety, comfort, convenience, and general welfare of the inhabitants of the VILLAGE OF STERLING by encouraging the use of lands and natural resources in accordance with their character, adaptability and suitability for particular purposes; to enhance social and economic stability; to prevent excessive concentration of population; to conserve and stabilize the value of property; to provide adequate open space for light and air and preserving community character; to prevent fire and facilitate the fighting of fires; to allow for a variety of residential housing types and commercial and industrial land uses; to lessen congestion on the public streets and highways; to facilitate adequate and economical provision of transportation, sewerage and drainage, water supply and distribution, where applicable, education, recreation and other public services and facilities; to assure adequate provision of the state's citizens for food, fiber, energy and other natural resources; to ensure appropriate locations and relationships for uses of land; and to facilitate the expenditure of funds for adequate public facilities and services by establishing herein standards for physical development in accordance with the goals, objectives, and policies contained in the Future Land Use Plan for the Village; and to provide for the administration and enforcement of such standards.

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ARTICLE 2

DEFINITIONS

Section 2.01 CONSTRUCTION OF LANGUAGE

For the purpose of this Ordinance, certain rules of construction apply to the text as follows:

- A. Words used in the present tense include the future tense, and the singular includes the plural, unless the context clearly indicates the contrary.
- B. The word "person" includes a corporation, association, partnership, trust, firm, or similar activity as well as an individual.
- C. The word "building" includes the word "structure" and either includes any part thereof.
- D. The word "lot" includes the word "plot", "tract", or "parcel".
- E. The term "shall" is always mandatory and not discretionary, the word "may" is permissive.
- F. The word "used" or "occupied" as applied to any land or building shall be construed to include the words intended, arranged, maintained for, or designed to be used or occupied.
- G. The words "this Ordinance" means the text of this Ordinance as well as all maps, tables, graphics, and schedules, as included or attached as enacted or subsequently amended.
- H. Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions, or events connected by the conjunction "and," "or," "either...or" the conjunction shall be interpreted as follows:
 - 1. "And" indicated that all the connected items, conditions, provisions, or events shall apply.
 - 2. "Or" indicates the connected items, conditions, provisions, or events may apply singly or in any combination.
 - 3. "Either...or" indicates that the connected items, conditions, provisions, or events shall apply singly, but not in combination.
- I. The "Village" is the Village of Sterling in the County of Arenac, State of Michigan, the "Village Council", "Board of Appeals" and "Planning Commission" are, respectively, the Village's Board of Trustees, Zoning Board of Appeals, and Planning Commission of the Village.
- J. Any word or term not interpreted or defined by this Ordinance shall be used with a meaning of common or standard utilization. A dictionary may be consulted.
- K. "Days" means calendar days unless otherwise stated.