

Tuscola County Planning Commission Newsletter

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Zoning by Cynthia Kapa

In the past several months we have received several spot zoning requests. We are always willing to review them and respond to any questions you have.

We do have some suggestions for non-compliance concerns you may have. We have reviewed several zoning ordinances from surrounding communities. Following are some that help alleviate non-conforming issues.

Minimum lot area for the RR Districts shall be 1.25 acres with a minimum frontage of 165 feet and lot depth of 330 feet in all newly created parcels of land, 100 feet in width in all newly created subdivisions. Minimum lot area for the AG Districts shall be 5 acres with a minimum frontage of 200 feet. Worth Township

This wording allows all existing sites to be conforming.

Section 14.02. NON-CONFORMING LOTS OF RECORD. A single-family dwelling and customary accessory buildings may be erected on any lot of record at the effective date of adoption of this Ordinance, provided the width, depth, and area is not less than one-half (50%) percent of that required by this Ordinance. Permission to build on smaller recorded lots which lack adequate width, depth, or area, may be granted by the Board of Zoning Appeals as long as reasonable living standards can be provided. Watertown Township Sanilac County

This wording restricts development on sites that are determined to be too small.

SECTION 5.03 NON-CONFORMING LOTS OF RECORD

Legal non-conforming lots of record may be used to construct a single-family residence (D2-18) and related accessory structures as long as the setback requirements of this ordinance are met. The use of legal non-conforming lots for other purposes may only be approved through the granting of a dimensional variance by the Zoning Board of Appeals. Tuscola Township

This wording restricts only those where setbacks cannot be met.

Stayed tuned for a future issue dealing with non-conforming structures.

This is not about promoting Spot Zoning as it is a frowned upon practice in zoning. You can get into litigation with spot zoning if are not consistent in your approvals dealing with spot zoning and do not have language in you master plan and in your zoning.

In rural areas where Ag-residential zoning is in place needs better information on what is allowed as many times pertaining to land acquired along the road where the farmer sells this portion of land to separate the farmland from the road.

Contacts: www.tuscolacounty.org/planning