

**TOWNSHIP OF SUMMERFIELD, COUNTY OF CLARE, MICHIGAN  
ZONING ORDINANCE, DATED AUGUST 10, 2010**

**MOTION TO AMEND**

At a regular meeting of the Township Board of Summerfield Township, Clare County, Michigan

held at the Summerfield Township Hall on November 27, 2018, at 6:30 p.m., Township Board

Member Dan Wilhelm moved to adopt the following

Amendment to the Zoning Ordinance, dated August 10, 2010, which motion was seconded by

Township Board member Glenn Alexander.

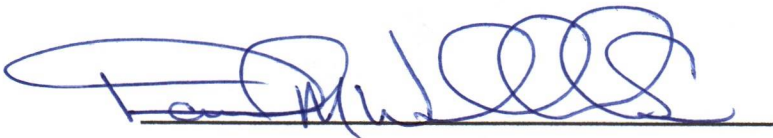
***Chapter #4, Section F, Accessory Buildings, Item #2 shall be eliminated from the Ordinance.***

YEAS: 5

NAYS: 0

ABSENT/ ABSTAIN: 0

**ORDINANCE DECLARED ADOPTED.**



**Dan Wilhelm, Township Supervisor**

**CERTIFICATION**

I, the undersigned, the duly qualified and elected Clerk of Summerfield Township, Clare County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings, taken by the Summerfield Township Board at a meeting held on the 27<sup>th</sup> day of November, 2018.



**Michelle Provance, Summerfield Township Clerk**

- 1) It complies with the minimum square footage requirements of Chapter 3 for the district in which it is located.
  - 2) It has a minimum width across any section of sixteen feet (16') and complies in all respects with the Township building code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction, and where the standards of construction are less stringent than those imposed by the Township building code, then the more stringent Township regulations shall apply.
  - 3) It is firmly attached to a permanent foundation, constructed on the site in accordance with the Township building code and co-extensive with the perimeter of the building, which attachment shall also meet all applicable building codes and other state and federal regulations.
  - 4) It does not have exposed wheels, towing mechanism, undercarriage, or chassis.
  - 5) The dwelling complies with all pertinent building and fire codes including, in the case of mobile homes, the standards for mobile home construction as contained in the United States Department of Housing and Urban Development (HUD) regulations entitled "Mobile Home construction and Safety Standards," effective June 15, 1976, as amended.
  - 6) The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in the code of the Township pertaining to these parks.
- b. **TEMPORARY MOBILE HOME.** One (1) Mobile Home may be placed temporarily on a Parcel. The Mobile Home may house only the owner(s) of the parcel and immediate family members during the repair of a Single Family Home. The Temporary Permit shall be valid for up to six (6) months and may be issued by the Zoning Administrator under emergency conditions. The permit may be renewed not more than once for the same period by the Building Inspector.
- c. **STRUCTURES TO BE OF UNIFORM QUALITY.** Any additions, rooms or other areas of a dwelling must be constructed using workmanship and materials similar or higher in quality than the original structure. Such additions, rooms or other areas must be permanently attached to the principal structure and must be supported by a foundation.
- d. **MAINTENANCE.** A dwelling must be properly maintained and protected against deterioration and damage from the elements or the passage of time by prompt and appropriate repairs, surfacing, coating and any other necessary protective measures.
- e. **ONE SINGLE FAMILY DWELLING PER PARCEL.** Unless the structure is part of an approved Planned Unit Development, only one (1) single family detached dwelling will be allowed to be erected on a parcel.
- f. **ACCESSORY BUILDINGS.**
- 1) No portion of an accessory building in any zoning district is to be used as a dwelling.
  - 2) Accessory structures greater than 100 square feet are not permitted on lots without a principal structure.