

VERGENNES TOWNSHIP, KENT COUNTY, MICHIGAN
ZONING ORDINANCE AMENDMENT
2005-1

An ordinance to amend certain portions of Chapter 3, Zoning Districts and Chapter 4 General and Special Regulations, of the Vergennes Township Zoning Ordinance.

The Township of Vergennes hereby ordains:

Section 1. Amend Chapter 3, Section 3.04, B, 1 to read as follows:

1. Farm dwellings, ~~and~~ barns, stables, silos, housing for farm labor, and ~~accessory buildings~~, structures and uses customarily incidental thereto if located on the same parcel, or on an abutting parcel under common ownership with a farm dwelling.

Section 2. Amend Chapter 3, Section 3.04, C, 10 to read as follows:

10. Free-standing farm buildings. Farm buildings, such as barns, stables, silos, and structures, if not located on the same parcel, or on an abutting parcel under common ownership with a farm dwelling, may be permitted as a special exception use after review by the Township Board subject to the terms of Section 5.02, under the following conditions:
 - a. The parcel shall be not less than twenty (20) acres in area,
 - b. Free-standing farm building(s) shall be constructed and intended for use exclusively in connection with agriculture.
 - c. Free-standing farm building(s) shall not be used
 - 1) As a permanent, temporary or seasonal residence,
 - 2) For private or commercial storage of personal property, except in connection with a bona fide agricultural activity,
 - 3) For the retail sale of any product, whether grown or processed on site,
 - 4) For the processing or manufacture of any product, except in connection with a bona fide agricultural activity.

Section 3. Amend Chapter 4, Section 4.02, A to read as follows:

- A. Except as provided in Section 3.02, C, 10 and in this paragraph, no accessory building or use shall be used or engaged in prior to the establishment of the principal building or use upon the premises except as a construction facility for the principal building or buildings upon the premises. An accessory building may not be constructed prior to the principal building unless a surety bond approved by the Township Board is posted prior to the issuance of a building permit. Accessory buildings, other than minor accessory buildings, shall be subject to the same

setback requirements as the principal building and shall be a minimum of ten (10) feet from any other building.

Accessory buildings shall be stick-built or the equivalent new building construction. No mobile home, tank, junk object, or salvage materials, semi-trailer, vehicle or similar item shall be utilized as an accessory building or storage structure, provided, however, that such requirement shall not be applicable to tool sheds, or similar temporary storage structures utilized pursuant to the construction of a building as long as the period of construction does not exceed one year.

Section 4. Conflicts. If any provision of the Vergennes Township Zoning Ordinance conflicts with this amendment to the Zoning Ordinance, the most restrictive provision shall be applied.

Section 5. Severability. Should any section or part of this ordinance be declared unconstitutional, null or void by a court of competent jurisdiction, such declaration shall not have any effect on the validity of the remaining sections or parts of this ordinance.

Section 6. Effective Date. This ordinance shall become effective eight (8) days after its publication in a newspaper of general circulation in the Township.

Vergennes Township

Dated: August 15, 2005

By: _____
Mari Stone, Clerk

Date Published: August 31, 2005

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of an ordinance adopted at a meeting of the Township Board held at the Township Hall on August 15, 2005, that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being 1976 PA 267; that a quorum of the Board was present and voted in favor of said Resolution; and that minutes of said meeting were kept and will be or have been made available as required by said Open Meetings Act; and that a summary of the ordinance was published in the Lowell Ledger on August 31, 2005.

Mari C. Stone, Vergennes Township Clerk