

# Zoning Ordinance

*Greenbush Township*  
*Alcona County*



**Prepared by:**

Greenbush Township Planning Commission

**With the assistance of:**

Northeast Michigan Council of Governments

USEPA Great Lakes Restoration Initiative

Adopted: February 10, 2015

Effective: February 25, 2015

Corrected: August 10, 2021

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**Northeast Michigan Council of Governments**  
[www.nemcog.org](http://www.nemcog.org)  
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CHANGES

<b>DATE</b>	<b>SECTION</b>	<b>TYPE</b>
November 09, 2016	3.8.A.11	Update
August 10, 2021	3.18.B, Table 3.18 A	Correction (2021-0810.001)

The Township of Greenbush, Alcona County has approved the Planning Commission's changes for ordinance 3.8.11 at the Township meeting on 11/09/2016.

### 3.8 (11) NONTRADITIONAL STORAGE FACILITIES

Truck bodies, school bus bodies, mobile homes, travel trailers or other items built and intended for other uses shall not be used as permanent accessory structures. Semi-trailers may be used as temporary storage for commercial and industrial uses in commercial and industrial districts in the rear yard only. In a commercial zone, semi-trailers used as temporary storage must be screened from visibility from all public rights-of-way including streets or alleys. *Shipping containers can be used as construction modules as long as all building codes are followed, and a letter from or a blueprint signed by licensed engineer. If used as an accessory building the exterior material or color must match principle structure.*

Thank you,

Shannon Story

Township of Greenbush Clerk

P.O. Box 9

Greenbush, MI. 48738

989-569-3519

**Township of Greenbush, Alcona County**  
**Resolution Number 2021-0810.001**  
**August 10, 2021**

**A RESOLUTION TO CORRECT A CLERICAL ERROR IN THE TOWNSHIP OF GREENBUSH ZONING  
ORDINANCE TABLE 3.18A, ADOPTED ON FEBRUARY 10, 2015.**

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WHEREAS, Public Act 246 of 1945, as amended (MCL41.181, et seq) authorizes a Township Board to adopt ordinances; and

WHEREAS, the Township Board desires to correct a clerical error in the Township of Greenbush Zoning Ordinance adopted February 10, 2015; and

WHEREAS, prior to the current Greenbush Township Zoning Ordinance (Ordinance) adopted February 10, 2015 the applicable language read as follows: *“Rear Yard & Side Yard: Up to 6’ high: Outer face may abut property line.”*; and

WHEREAS, following revision work to the Ordinance the above language was altered to read *“Rear Yard & Side Yard: Up to 6’ high: Outer face may abut property line, except on waterfront lots where the fences may be up to 4’ high.”*; and

WHEREAS, when no reference to this particular change could be found in the revision documentation, the Planning Commission was asked to investigate the matter and determine the source and cause thereof; and

WHEREAS, the task was introduced to the Planning Commission at its meeting held December 3, 2020, with the members asked to *“review and bring info back to the next meeting”*; and

WHEREAS, at the next meeting held January 7, 2021, the Planning Commission engaged in *“much discussion”* regarding the issue before the Planning Commission and unanimously passed the following motion: *“Motion that under table 3.18A under rear yard and side yard it only reads ‘Up to 6’ high: Outer face may abut property line.’, the rest the sentence ‘except on waterfront lots where the fences may be up to 4’ high’, was written in error – Story/Muncie – roll call, Gianneti absent, all ayes – motion carried.”*; and

WHEREAS, as Planning Commission Chair Tony Przybylinski later reported to the Township Board, the Planning Commission wanted to hold back its actual recommendation to that effect until the Planning Commission *“could meet in person and look at the drawings and tables”*; and

WHEREAS, the opportunity arose on April 1, 2021 when the Planning Commission met again, conducted further in-person review, and approved that the January 7, 2021 motion be carried forward to the Township Board as a formal recommendation that what it deemed a typographical error be corrected.; and

WHEREAS, the recommendation was received by the Township Board at its April 13, 2021 regular meeting; and

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WHEREAS, Mr. Daniel White, Attorney for the Township of Greenbush reviewed the chronology of the above events and the Planning Commission recommendation and offered the following: *"Based on the above, it is my opinion that, after careful scrutiny, the PC has correctly identified the cause of the deviation in language – a simple clerical error / "typo" whereby it appears language from another related section of the Ordinance was inadvertently grafted onto Table 3.18A. Accordingly, I believe that this determination/recommendation from the PC be implemented by Township Board action in the form of a resolution to **correct** the error and reprint the Table in conformity with the language pre-existing, thereby omitting any reference to the requirement of 4' fences in rear and side yards of waterfront lots. Please note that this does not constitute an amendment or revision with the procedural requirements associated therewithin."*

NOW, THEREFORE, BE IT RESOLVED that Table 3.18A of the Township of Greenbush Zoning Ordinance adopted February 10, 2015 be corrected to read in regard to Rear Yard & Side Yard: *"Up to 6' high: Outer face may abut property line."* and reprint the table accordingly.

The foregoing resolution offered by Board Member Supervisor Lee Major.

Second offered by Board Member Clerk Story.

Upon roll call vote, the following voted:

"Aye": Trustee Mark Parent, Trustee Steve Franks, Supervisor Lee Major, and Clerk Shannon Story

"Nay": none

Absent: Treasurer Pat Dailey

The Supervisor declared the resolution adopted on this date August 10, 2021.

  
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Shannon Story, Clerk

Date: 08-10-2021

**GENERAL PROVISIONS****6. SETBACKS:**

- a. Accessory structures shall be setback from lot lines for each zoning district as defined in Article 4.
- b. Where there are existing accessory buildings on the same or adjacent lot, such accessory building shall not be constructed closer than four (4) feet to such existing accessory building

**7. ACCESSORY STRUCTURES ON CORNER LOTS:** When an accessory structure is located on a corner lot, the side lot line of which is substantially a continuation of the front line of the lot to its rear, said structure shall not project beyond the front yard setback required on the lot in rear of such corner lot. In no instance shall an accessory structure be located nearer than ten (10) feet to a street right-of-way line on a corner lot.

**8. ACCESSORY STRUCTURES ON THROUGH LOTS:**

The setback of an accessory structure on a through lot shall be equal to the front yard setback in the district in which it is located.

**9. ACCESSORY STRUCTURE HEIGHT:** No detached accessory structure in R-1, R-2, R-3, and R-4 Districts shall exceed one (1) story or fifteen (15) feet in height, to be measured in accordance with Article 2, Building Heights. See section 3.11 for accessory structure height on waterfronts.

**10. ACCESSORY STRUCTURE SIZE AND NUMBER:**

- a. No more than three (3) detached permanent accessory structures shall be allowed on each zoning lot.
- b. In a residential district, no detached accessory structures in combination shall exceed the 1.5 times the total floor area of the principal structure on each zoning lot.

**11. NONTRADITIONAL STORAGE FACILITIES:** Truck bodies, school bus bodies, mobile homes, travel trailers or other items built and intended for other uses shall not be used as

This paragraph is obsolete. See updated paragraph next page.

**12. ACCESSORY STRUCTURE AS A DWELLING:** No accessory structure shall be used for dwelling purposes unless otherwise permitted in this Ordinance.

**B. ACCESSORY USES:**

- 1. RECREATIONAL VEHICLE OCCUPANCY:** Overnight camping in a recreation vehicle on a lot in the Township shall be permitted in all residential districts providing that the recreational vehicle shall be occupied for no more than a week in any thirty (30) day period but not longer than thirty (30) days in a calendar year. The Zoning Administrator shall have the authority to increase the length of stay up to an additional seven (7) days in any thirty (30) day period. However, the additional seven (7) days shall not increase the total stay of no

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**GENERAL PROVISIONS**

5. The portions of all fences facing property other than the property of the fence owner or facing a street right-of-way shall be finished and constructed so that, to the extent possible by the design of the fence, the fence posts and the horizontal and/or vertical fence supports are not visible from that other property or from the street right-of-way.
6. Fences shall be maintained to retain their original appearance, shape and configuration. Elements of a fence that are missing, damaged, destroyed or deteriorated shall be replaced and repaired to maintain conformity with the original fence appearance and design.
7. **Visibility Triangle:** Fences, walls, or hedges installed, constructed, or planted in accordance with the provisions of this Ordinance shall not obstruct visibility triangles as regulated in §3.9.

**B. RESIDENTIAL FENCES AND WALLS:** Fences and walls shall require a Zoning Permit issued by the Zoning Administrator and shall comply with the following regulations and requirements:

Table 3.18 A: Residential Fences & Walls	
<b>Front Yard</b>	<ul style="list-style-type: none"> <li>▪ Up to 6’ high, except on waterfront lots where the fences may be up to 4’ high</li> <li>▪ Fences may be set on the property line with neighbor’s permission.</li> </ul>
<b>Rear Yard &amp; Side Yard</b>	<ul style="list-style-type: none"> <li>▪ Up to 6’ high: Outer face may abut property line.</li> </ul>
Fences along the waterfront shall conform to the requirements set forth in §3.11 (Waterfront Regulations)	

**C. COMMERCIAL & INDUSTRIAL FENCES & WALLS:** Fences and walls which are not part of an approved site plan require a Zoning Permit from the Zoning Administrator. All fences and walls shall comply with the following regulations and requirements:

Table 3.18 B Commercial and Industrial Fences & Walls	
<b>Front Yard</b>	<ul style="list-style-type: none"> <li>▪ Up to 4’ high.</li> <li>▪ May be set on the property line.</li> </ul>
<b>Rear Yard &amp; Interior/Street Side Yard</b>	<ul style="list-style-type: none"> <li>▪ Up to 8’ high.</li> <li>▪ 6 additional inches allowed for fence posts.</li> <li>▪ Outer face may abut property line</li> </ul>
<b>Corner Side Yard</b> (on reversed corner lot)	<ul style="list-style-type: none"> <li>▪ Up to 8’ high. Set back a distance equal to the front yard setback of the lot to the rear or the setback of the principal structure of the lot to the rear, whichever is less.</li> </ul>
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**D. COMMERCIAL AND INDUSTRIAL FENCES & WALLS REQUIRED FOR SCREENING PURPOSES:** For those districts and uses listed below, there shall be provided and maintained on those sides abutting or adjacent to a residential use of property or a residential district an obscuring fence or wall or a combination thereof as required below (except otherwise regulated by this Ordinance)

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