

Summary of Zoning Amendment 14-002: AN ORDINANCE TO AMEND SUTTONS BAY TOWNSHIP ZONING ORDINANCE TO ALLOW MULTIPLE FAMILY HOUSING IN THE AGRICULTURAL AND RESIDENTIAL DISTRICTS

In layman's terms, the Ordinance does four things:

1. You can now build a duplex on parcels two acres (or larger) in the Agricultural District. Previously it was a requirement to have two acres per dwelling unit which meant four acres was needed for a duplex.
2. In addition, you can build up to five duplexes on one parcel in the Agricultural District. There are conditions that need to be met.
  - a. The minimum parcel size is still two acres and there is a maximum of five duplexes allowed on a parcel at a ratio of one duplex per acre. This means that you must have at least two acres to start. If you have five acres or more you can build up to five duplexes. You can never build more than five duplexes, even if you have 40 acres.
  - b. These structures cannot be built on "prime farmland soils". This term is defined and the areas with these soils are shown on a map. This is to protect farmland in the township.
  - c. Minimum square footage of each unit is at least 600 square feet.
  - d. There are a few other conditions regarding setbacks and lot coverage.
3. Multi-family housing (3 or more dwelling units per building) can also be built in the Agricultural District with conditions.
  - a. Again the minimum parcel size is two acres. The maximum number of dwelling units per acre is eight, and the maximum number of units on any one parcel is sixteen. You can have a higher density with two story buildings – single story buildings are limited to four units per acre. This is due to land coverage/scale goals in this district.
  - b. Prime farmland soils cannot be built on.
  - c. Minimum square footage of each unit is at least 600 square feet.
  - d. The other conditions are all in regard to zoning setbacks, road frontage, and lot coverage.
4. Multi-family and/or Duplexes are allowed at a higher density in an area that abuts the Village of Suttons Bay. There is a "Village Growth Management Area" that surrounds the village that, due to proximity to the village, potential access to municipal water and sewer, topography, and other factors higher density developments are being directed to this area.
  - a. There are two zoning districts that fall within this Village Growth Management Area – Agricultural and Residential. And although the minimum parcel size differs for each the allowed density and conditions are the same.
  - b. Single story units can be built at a density of four per acre.
  - c. Two story units can be built at a density of eight units per acre.
  - d. There is no maximum number of units – as many acres as a parcel has x 8 units per acre would be the maximum.
  - e. Minimum square footage of each unit is at least 600 square feet.
  - f. The other conditions are all in regard to zoning setbacks, road frontage, and lot coverage.

**NOTE:** Not every parcel in the township qualifies for the above uses. If there are any subdivision or site condo rules prohibiting the above uses on a particular parcel, those restrictions take precedence.

**CONTACT** the Planner [sbtplan@centurytel.net](mailto:sbtplan@centurytel.net) or Zoning Administrator [sbtza@centurytel.net](mailto:sbtza@centurytel.net) for more details. Both can be reached at 231-271-2722.