

CLARENDON TOWNSHIP

ORDINANCE NO. _____ OF 2022

AN ORDINANCE AMENDING THE 1976 ZONING ORDINANCE OF CLARENDON TOWNSHIP, AMENDED TO ALLOW TINY HOUSES AND MOVEABLE TINY HOUSES AS CONDITIONAL USES WITHIN THE AA AND RA ZONING DISTRICTS; TO PROHIBIT THE LONG-TERM PARKING OF RECREATIONAL VEHICLES; AND TO OTHERWISE PROTECT THE PUBLIC HEALTH SAFETY AND GENERAL WELFARE.

The Township of Clarendon, Calhoun County, Michigan hereby ordains:

SECTION 1. LOT-BUILDING RELATIONSHIP AMENDED.

Section 6.03 of the 1976 Zoning Ordinance of Clarendon Township, amended, is hereby amended to read as follows:

SECTION 6.03. LOT-BUILDING RELATIONSHIP.

Hereafter, every building erected, altered, or moved shall be located on a lot of record as defined herein, except in the case of an approved multiple dwelling development. There shall be no more than one (1) principal building and its permitted accessory structures located on each lot in a residential district; provided, however, that tiny houses shall be permitted as a conditional use in the AA-Agricultural and RA-Low Density Residential Zoning Districts as otherwise provided by this Ordinance.

SECTION 2. LONG-TERM PARKING OF RECREATIONAL VEHICLES PROHIBITED.

Subparagraph E. of Section 9.01 of the 1976 Zoning Ordinance of Clarendon Township, amended, is hereby created to read as follows:

- E. *It shall be unlawful for any person to park, place, or locate any recreational vehicle being used for human occupancy on any street, lot, tract, or parcel of land longer than fourteen (14) consecutive days within a six (6) month period, except in a licensed mobile home park or in a designated recreational area.*

SECTION 3. TINY HOUSE AND MOBILE TINY HOUSE CONDITIONAL USE STANDARDS.

Section 10.17 of the 1976 Zoning Ordinance of Clarendon Township, amended, is hereby

- F. *Mechanical Equipment.* Mechanical equipment shall be incorporated into the structure and not located on the roof.
- G. *Sprinklers.* Tiny Houses and Movable Tiny Houses are not required to have sprinklers but shall follow the ANSI 119.5 standards relating to health, fire, and life-safety.
- H. *Applicable Codes.* Moveable Tiny Houses shall meet either the provisions of ANSI 119.5 or NFPA 1192 standards, or the provisions of the Stille-DeRossett-Hale single state construction code act, including the provisions of the then current Michigan Residential or other adopted alternatives, or both.
- I. *Design Standards.* Tiny Houses and Movable Tiny Houses must comply with the following design elements:
 - a. *Materials used as exterior wall covering shall be natural or man-made, non-reflective materials; and no more than 10% of the exterior may be reflective in nature;*
 - b. *Windows shall be at least double pane glass and labeled for building use, and shall include exterior trim;*
 - c. *Roofs shall have a minimum of a 1:12 pitch for greater than 50% of the roof area;*
 - d. *The unit shall be plumbed to allow connection to an approved means of sewage disposal, septic system, or waterless toilet. Portable or enclosed waste storage tanks are not allowed for sewage disposal.*
 - e. *A Tiny House must be connected to a source of electrical power. A Moveable Tiny House need not be connected to a source of electrical power, but if it is, the installation shall be in accordance with the Michigan Electrical Code.*

SECTION 4. CONDITIONAL USES AMENDED.

Section 11.03.N of the 1976 Zoning Ordinance of Clarendon Township, amended, is hereby amended to read as follows:


- N. *Temporary permit in Agricultural District for a single-family mobile home or mobile tiny house, not otherwise satisfying the requirements of Section 16.02(24), upon the following conditions:*
 - 1. *As a dwelling for an employee and his family who was hired as an employee for a commercial farming operation.*
 - 2. *As a dwelling in close proximity to an established dwelling in order to provide care for a relative or friend needing constant attention from the family due to age or illness:*
 - a. *Such mobile home or mobile tiny house meets all other requirements of this district.*

Clarendon Township, amended, are hereby created to read as follows:

- 5.a *Alternative dwelling structure (“sportsman’s cabins” or “rustic cabins”). A structure intended for camping, vacation, or hunting use for a period of not more than one hundred eighty (180) days in a calendar year, having no less than one hundred fifty (150) and no more than four hundred (400) square feet of habitable living space, excluding lofts, and designed and built using conventional residential building materials for windows, roofing, and exterior siding.*
- 57.a *Movable tiny house (MTH). A structure intended for separate, independent living quarters of one (1) household for year-round residence that meets all of the following:*
- (a) *Is licensed and registered with the Michigan Secretary of State;*
 - (b) *Meets the American National Standards Institute (ANSI), 119.5 requirements, as certified by a qualified third-party inspector for ANSI compliance;*
 - (c) *Cannot move under its own power;*
 - (d) *Has not less than two hundred (200) and no more than four hundred (400) square feet of habitable living space, excluding lofts;*
 - (e) *Is designed and built using conventional building materials for windows, roofing, and exterior siding.*
- 88.a *Tiny house. A structure intended for separate, independent living quarters, designed as a permanent, year-round residence for one (1) household that meets all of the following:*
- (a) *Is built or installed on a permanent foundation or anchored with a foundation system meeting the state approved requirements for manufactured housing, or that is designed by a licensed architect or engineer to meet those requirements;*
 - (b) *Is no larger than four hundred (400) square feet;*
 - (c) *Has at least two hundred (200) square feet of first floor interior living space; and,*
 - (d) *Is a detached self-contained unit which includes basic functional areas that support normal daily routines such as cooking, sleeping, and sanitation.*

**Clarendon Township Ordinance Adoption:
Ordinance NO. 1 of 2022**

Motion made by Rose Mary Berry, second by James Russell to adopt the foregoing resolution. Upon roll call vote, following voted Aye: Jim, Ericka, Rose Mary; Nay: Steve, Tim.
Ø. The Supervisor declared the motion carried and the resolution duly adopted on the 11th day of April, 2022.


Steve Schrock, Supervisor


Ericka Tryon, Clerk