

ARTICLE 10.00

SWL, SMALL WATERFRONT LOT DISTRICT

Section 10.01 Statement of Intent

The intent of the Small Waterfront Lot District is to provide for recreational needs on lots in Block 8, Lots 1-21, of the Sunset Shores Subdivision Two. These parcels are located between the south side of Oak Road and the cut off of the Saginaw River. It is further the intent of this district to permit minimal development in accordance with the Township's Zoning Ordinance and to establish restrictions on land which will provide for the orderly long-term transition of land from residential use to boat docking and recreation.

Section 10.02 Permitted Uses and Structures

In the SWL District no residential dwelling shall be erected or any building used as such. One (1) building per lot. Dock boxes are not considered a structure.

Section 10.03 Development Standards and Requirements

A. Area, Height, Bulk, and Placement Regulations

Structures and uses within the SWL District is subject to the area, height, bulk, and placement requirements.

1. Setbacks
 - a. Waterfront setback shall be not less than 20' from water's edge.
 - b. Front yard setback shall not be less than 20' from property line.
 - c. Side yard setbacks shall be a minimum of 6' on the easterly most side and 0' on the westerly most side.
 - d. Height of any structure shall not exceed 20' measured to the peak.
2. Buildings shall not exceed 120 square feet

B. Other Accessory Uses

1. Four (4) foot high fence may be erected in the setback area, provided that any such fence shall be non-obscuring and not closer than five (5) to a road right-of-way.
2. Decks are permitted. Nothing over sixteen (16) inches in height shall be allowed in the waterfront yard. No railings or permanent seating allowed.

C. Other

1. No off-season storage of recreational vehicles, as defined in this ordinance, is allowed.