

**TOWNSHIP OF SOLON
COUNTY OF KENT, MICHIGAN**

At a regular meeting of the Township Board of the Township of Solon, Kent County, Michigan, held at the Township Hall, 15185 Algoma Avenue, N.E., Cedar Springs, Michigan, on the 12th day of March, 2019, at 7:30 p.m.

PRESENT: Members: Ellick, Gunnell, Gerhardt, Hoskins, Poulsen

ABSENT: Members: None

The following preamble and ordinance were offered by Member Ellick and seconded by Member Gunnell:

ORDINANCE NO. 19-4-Z

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE TOWNSHIP OF SOLON**

[Lakefront Accessory Lots]

THE TOWNSHIP OF SOLON ORDAINS:

Section 1. Lakefront Accessory Lots. Section 3.07 Accessory Building and Uses of the Solon Township Zoning Ordinance is hereby amended so as to add a new Section 3.07.M, which shall read in its entirety as follows:

3.07.M. Lakefront Accessory Lots. A Lakefront Accessory Lot shall be a lot which satisfies the requirements of this subsection 3.07.M and for which special land use approval is obtained pursuant to Chapter 16. A Lakefront Accessory Lot may contain an accessory building or a private boat launch, or both, even if such Lakefront Accessory Lot does not contain a principal building or use.

Section 2. Special Land Use for Lakefront Accessory Lot. Section 16.04 Special Land Use Specific Requirements is hereby amended so as to add a New Section 16.04.LL, which shall read in its entirety as follows:

16.04.LL. Lakefront Accessory Lots. A Lakefront Accessory Lot is a lot which may contain an accessory building or a private boat launch, or both, even if such Lakefront Accessory Lot does not contain a principal building or use. The Lakefront Accessory Lot shall satisfy each of the following requirements:

1. Second Lot. The owner of the Lakefront Accessory Lot also owns a second lot containing a conforming dwelling or other principal use and one or both of the lots is located in the R-3 Waterfront District and fronts on a navigable lake within the Township.
2. Minimum Distance between Lots. The two lots are located within 300 feet of each other, measured at their nearest points.
3. Restrictive Covenant. A restrictive covenant, approved by the Township Attorney, shall be recorded prohibiting either lot to be sold separately from the other lot. This provision shall be enforceable by the Township and any violation shall be a violation of this zoning ordinance.
4. Accessory Building Regulations. The Lakefront Accessory Lot shall not contain more than one accessory building and no accessory building located on the Lakefront Accessory Lot shall be less than 200 square feet in size. The accessory building shall not exceed 12 feet in height, shall comply with all laws, regulations and restrictions, and shall not be used for residential or living quarters. With respect to setbacks, the accessory building shall comply with all required setbacks, and with respect to any lakefront yard, shall not be located closer than the minimum front yard setback for a principal building in that district.
5. Boat Launch Regulations. Any boat launch on a Lakefront Accessory Lot shall only be for private use of the lot owners and guests, and shall not involve commercial use.
6. Parking Regulations. No more than three motor vehicles, with or without trailers, may be parked on a Lakefront Accessory Lot at any time. Any vehicle must be parked within an approved parking space or driveway.

Section 3. Accessory Building Regulation. Section 3.07.B, governing accessory

buildings, shall be revised to read in its entirety as follows:

- “B. An accessory building or use shall be permitted only on a parcel which contains a principal use or is authorized by special land use as a Lakefront Accessory Lot pursuant to Section 3.07.M.”

Section 4. Publication; Effective Date. This Ordinance shall become effective seven (7) days after its publication or seven (7) days after publication of a summary of its provisions in a local newspaper of general circulation in the Township, as provided by law.

AYES: Members: Gunnell, Gerhardt, Hoskins, Poulsen, Ellick

NAYS: Members: None

ORDINANCE DECLARED ADOPTED.

Mary Lou Poulsen, Clerk
Township of Solon

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of the Township of Solon at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

Mary Lou Poulsen, Clerk
Township of Solon