

KEENE TOWNSHIP

ORDINANCE NO. 3-8-22 B

Adopted Date:3-8-2022

Published Date: 3-12-2022

Effective Date: 3-19-2022

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
ARTICLE XV**

THE TOWNSHIP OF KEENE ORDAINS:

Section 1: Amend the Accessory Building Section as shown below:

Article XV - Supplemental Regulations

Section 15.04 - Accessory Building Provisions

Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

- A. Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this Ordinance applicable to the main building.
- B. No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than fifteen (15) feet to any side or rear lot line. In those instances where the rear lot line is in common with an alley right-of-way the accessory building shall not be closer than five (5) feet to such rear lot line. In no instance shall an accessory building be located within a dedicated easement or right-of-way.
- C. Accessory buildings shall be stick-built or the equivalent new building construction, no mobile home, tank, junk object, or salvage materials, semi trailer, vehicle or similar item shall be utilized as an accessory building or storage structure except as permitted in section D below, and provided, however, that such requirement shall not be applicable to tool sheds, or similar temporary storage structures utilized pursuant to the construction of a building as long as the period of construction does not exceed one (1) year.

D Cargo shipping containers are typical in size of 8 ft by 20 ft or 8 ft by 40 ft and have one or more access doors. They are considered as an accessory building with the provisions and requirements below.

1 Cargo containers must be painted and maintained in one neutral color such as tans, browns, nature greens, greys, white, black or match existing buildings unless they are not visible to drivers on streets or neighbors.

2 Cargo containers must be placed in a side or rear yard beyond the front line of the dwelling and 15 ft from a side or rear lot line. They must be a minimum of 100 ft from the Flat River. A cargo container on a farm shall be a minimum of 50 ft from the street right of way. A cargo container may be placed on a vacant parcel as long as there is

some type of current and continued agricultural farming use on the land and the containers must meet the accessory building setbacks.

3 Cargo containers shall not be stacked.

4 Cargo containers shall be included in lot coverage calculations.

5 Cargo containers shall not be used as a dwelling.

6 Cargo containers 200 square feet or less in size per container as permitted in section 8 below do not need a zoning permit but must meet all other requirements. Each container over 200 square feet must apply for a zoning permit and building permit from Ionia County (if required by the County).

7 Parcels must be a minimum of 2 ½ acres of land to place a cargo container. Parcels less than 2 ½ acres may apply for a special land use permit.

8 One cargo container is permitted from 2 1/2 to 5 acres. Two containers are permitted over 5 acres up to 10 acres. Parcels over 10 acres may have more than two containers with a maximum of 4 containers.

Section 2:

Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 3:

Repealer Clause. Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4:

Effective Date. This Ordinance shall be effective seven (7) days after publication.

ADOPTED:

Yeas: 5

Nays: 0

Abstain: 0

STATE OF MICHIGAN)

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COUNTY OF IONIA)

I, the undersigned, the duly elected Clerk of Keene Township, Ionia County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete representation of certain proceedings conducted by the Board of Trustees of said Township at a meeting held on this eighth day of March 2022.

Tami Hardy

Keene Township Clerk

Note: The original ordinance is signed