

## NOTICE OF ADOPTION

The Village of Port Sanilac on May 7, 2024, approved by majority vote, updates to the Zoning Ordinances as follows:

**ZONING ORDINANCE UPDATES  
APPROVED BY PLANNING COMMISSION ON MARCH 26, 2024  
PUBLIC HEARING HELD ON APRIL 23, 2024  
APPROVED BY VILLAGE COUNCIL ON MAY 7, 2024**

### **Definitions:**

Remove Page 2-31 “tourist home” definition and where noted in zoning districts, replace with “short term rentals”.

Add “Rooming House with a notation to “See Boarding House/Rooming House”

### **General Provisions:**

**ADD: Sec. 3.15.1 Lakefront Property:** For purposes of this ordinance, the open space between the road right-of-way and the principal structure on lakefront property shall be considered as the “rear” yard and subject to all the rear yard provisions and/or restrictions **BUT SHALL NOT OBSTRUCT VISUAL SIGHT LINE WITH A PERMANENT STRUTURE.”**

### **Sec. 3.20 Off Street Parking:**

**Add H. Joint Use of Parking Areas:** The joint use of parking facilities by two or more uses may be granted by the Planning Commission whenever such use is practical and satisfactory to each of the uses intended to be served and when all requirements for location, design and construction are met by both parties.

**Add I. Parking Exemption:** As of the effective date of this ordinance, buildings and uses in the Commercial Business District (CBD) shall be exempt from providing off-street parking. However, in no case should a building or use be expanded to remove off-street parking established before the effective date of this ordinance unless remaining parking meet requirements. (See CBD Sec.13.2.6 Parking).

### **Zoning Districts:**

**Agri-Residential: Section 10.5.2 Land Uses:**  
change tourist home to Short-term rentals

### **Residential:**

**Updated language: Sec. 11.1.13 Fences:** located in residential districts:

A. Shall not exceed four (4) feet in height in the required front yard setback and shall not exceed six (6) feet in height in any part forward from the extreme rear lie of the dwelling on the lot and not be of closed construction.

B. Fences located in the rear yard may be built to a height (8) feet without restriction on solid matter or closed construction. (See Lakefront Property Sec. 3.15.1)

**Multiple Family Residential District**

**Updated language: Add Sec. 11.2.10**

Fences: located in residential districts:

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B. Fences located in the rear yard may be built to a height (8) feet without restriction on solid matter or closed construction. (See Lakefront Property Sec. 3.15.1)

**Commercial:**

**Sec 13.1.3 Under Residential Uses/Accessory Buildings:**

Add Living quarters within commercial buildings (P)

**Under Accommodations and Food Services:**

Remove Tourist Home; add Boarding House with Rooming House (S);

**Add in Sec 13.1.8 Fences**

**Add B.** Shall not exceed four (4) feet in height in the required front yard setback and shall not exceed six (6) feet in height in any part forward from the rear line to the existing dwelling or new construction and shall not be of closed construction.

**Add C.** Fences located in the rear yard may be built to a height of eight (8) feet without restriction on solid matter or closed construction.

**CBD District Sec. 13.2.3**

**Under Residential Uses/Accessory Buildings:**

**Add:** Living quarters within commercial buildings.

**Add:** Single family homes prior to the date of this ordinance section update)

**Under Accommodations and Food Service**

**Add** Boarding House to Rooming House (S);

Change tourist home to Short Term Rental (2);

**Sec. 13.2.8 Fences and Buffers:**

**Add: Add B.** Shall not exceed four (4) feet in height in the required front yard setback and shall not exceed six (6) feet in height in any part forward from the rear line to the existing dwelling or new construction and shall not be of closed construction.

**Add C.** Fences located in the rear yard may be built to a height of eight (8) feet without restriction on solid matter or closed construction.