

# CHARTER TOWNSHIP OF BANGOR

## NOTICE OF ORDINANCE INTRODUCTION AND POSTING

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CHARTER TOWNSHIP OF BANGOR, BAY COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that at a regular meeting held on January 14, 2025, the Bangor Township Board introduced language to adopt a new zoning ordinance as listed below:

CHARTER TOWNSHIP OF BANGOR, BAY COUNTY, MICHIGAN

The proposed zoning ordinance was introduced for first reading, posting, and publication prior to subsequent final adoption.

### ZONING ORDINANCE

I. ARTICLE 1.00 – TITLE, PURPOSE AND ENABLING  
Section 1.01 – Title  
Section 1.02 – Purpose  
Section 1.03 – Relationship to Master Plan  
Section 1.04 – Enabling Authority  
Section 1.05 – Enactment

II. ARTICLE 2.00 – CONSTRUCTION LANGUAGE  
Section 2.01 – Construction Language

III. ARTICLE 3.00 – DEFINITIONS  
Section 3.01 – Definitions

IV. ARTICLE 4.00 – ZONING DISTRICTS AND OFFICIAL ZONING MAP  
Section 4.01 – Establishment of Districts  
Section 4.02 – Zoning Map  
Section 4.03 – Interpretation of District Boundaries  
Section 4.04 – Permissive Zoning Concept  
Section 4.05 – Uses Permitted As A Right  
Section 4.06 – Uses Permitted by Special Approval  
Section 4.07 – Zoning of Vacated Areas  
Section 4.08 – Zoning of Filled Land: Use of Waters

V. ARTICLE 5.00 – GENERAL PROVISIONS  
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Section 5.02 – Allowable Uses  
Section 5.03 – Residential Design Standards  
Section 5.04 – Minimum Street Frontage  
Section 5.05 – Temporary Buildings, Structures and Uses  
Section 5.06 – General Yard and Bulk Regulations  
Section 5.07 – Relocation of Buildings  
Section 5.08 – Number of Principal Building and Uses Per Lot  
Section 5.09 – Accessory Structures and Uses  
Section 5.10 – Grading, Removal and Filling of Land  
Section 5.11 – Ponds - Residential  
Section 5.12 – Storage of Motor Vehicles.  
Section 5.13 – Storage of Recreational Vehicles  
Section 5.14 – Voting Place  
Section 5.15 – Lot Depth to Width Ratio  
Section 5.16 – Animals and Pets  
Section 5.17 – Commercial Vehicle Parking in Residential Districts  
Section 5.18 – Fences and Walls in Residential Districts  
Section 5.19 – Single Family Residential Open Space Preservation Option  
Section 5.20 – Building Numbering  
Section 5.21 – Private Streets  
Section 5.22 – Wind Energy Conversion Systems (WECS)  
Section 5.23 – Administrative Provisions  
Section 5.24 – Lawful Use of a Structure as a Dwelling Unit  
Section 5.25 – Removal of Soil, Sand, Clay, Gravel and Similar Material by a Commercial Operation  
Section 5.26 – Ponds – Non-Residential  
Section 5.27 – Landfills and Dumping of Waste, Junk, Etc.  
Section 5.28 – Exceptions to Height Limitations  
Section 5.29 – Impact Assessment  
Section 5.30 – Traffic Impact Analysis  
Section 5.31 – Performance Guarantees  
Section 5.32 – Building Numbering  
Section 5.33 – Wind Energy Conversion Systems (WECS)

VI. ARTICLE 6.00 – R-1, R-2, R-3 SINGLE FAMILY RESIDENTIAL DISTRICTS  
Section 6.01 – Statement of Intent  
Section 6.02 – Permitted Uses and Structures  
Section 6.03 – Uses Permitted by Special Approval  
Section 6.04 – Permitted Accessory Uses  
Section 6.05 – Development Standards and Requirements

VII. ARTICLE 7.00 – RM-1, RM-2, RM-3 MULTIPLE FAMILY RESIDENTIAL DISTRICTS  
Section 7.01 – Statement of Intent  
Section 7.02 – Permitted Uses and Structures  
Section 7.03 – Uses Permitted by Special Approval  
Section 7.04 – Permitted Accessory Uses  
Section 7.05 – Development Standards and Re-

quirements

VIII. ARTICLE 8.00 – RMH, RESIDENTIAL MANUFACTURED HOME DISTRICT  
Section 8.01 – Statement of Intent  
Section 8.02 – Permitted Uses and Structures  
Section 8.03 – Development Standards

IX. ARTICLE 9.00 – O-1, OFFICE SERVICE DISTRICT  
Section 9.01 – Statement of Intent  
Section 9.02 – Permitted Uses and Structures  
Section 9.03 – Uses Permitted by Special Approval  
Section 9.04 – Permitted Accessory Uses  
Section 9.05 – Development Standards and Requirements

X. ARTICLE 10.00 – SWL, SMALL WATER-FRONT LOT DISTRICT  
Section 10.01 – Statement of Intent  
Section 10.02 – Permitted Uses and Structures  
Section 10.03 – Development Standards and Requirements

XI. ARTICLE 11.00 – C-1, NEIGHBORHOOD SERVICE COMMERCIAL DISTRICT  
Section 11.01 – Statement of Intent  
Section 11.02 – Permitted Uses and Structures  
Section 11.03 – Uses Permitted by Special Approval  
Section 11.04 – Permitted Accessory Uses  
Section 11.05 – Development Standards and Requirements

XII. ARTICLE 12.00 – C-2, GENERAL COMMERCIAL DISTRICT  
Section 12.01 – Statement of Intent  
Section 12.02 – Permitted Uses and Structures  
Section 12.03 – Uses Permitted by Special Approval  
Section 12.04 – Permitted Accessory Uses  
Section 12.05 – Development Standards and Requirements

XIII. ARTICLE 13.00 – I-1, LIGHT INDUSTRIAL DISTRICT  
Section 13.01 – Statement of Intent  
Section 13.02 – Permitted Uses and Structures  
Section 13.03 – Uses Permitted by Special Approval  
Section 13.04 – Permitted Accessory Uses  
Section 13.05 – Development Standards and Requirements

XIV. ARTICLE 14.00 – I-2, GENERAL INDUSTRIAL DISTRICTS  
Section 14.01 – Statement of Intent  
Section 14.02 – Permitted Uses and Structures  
Section 14.03 – Uses Permitted by Special Approval  
Section 14.04 – Permitted Accessory Uses  
Section 14.05 – Development Standards and Requirements

XV. ARTICLE 15.00 – PUD PLANNED UNIT DEVELOPMENT DISTRICTS  
Section 15.01 – Statement of Intent  
Section 15.02 – Qualifying Conditions  
Section 15.03 – Applications for Approval

XVI. ARTICLE 16.00 – SCHEDULE OF REGULATIONS  
Section 16.01 – Schedule of Regulations  
Section 16.02 – Footnotes to Schedule of Regulations

XVII. ARTICLE 17.00 – SITE DEVELOPMENT STANDARDS APPLICABLE TO SPECIFIC USES  
Section 17.01 – Intent and Scope of Application  
Section 17.02 – Site Development Standards for Non-Residential Uses

XVIII. ARTICLE 18.00 – GENERAL PROCEDURES AND RELATED STANDARDS  
Section 18.01 – Purpose  
Section 18.02 – Site Plan Review  
Section 18.03 – Special Uses  
Section 18.04 – Variances and Appeals  
Section 18.05 – Zoning Amendments

XIX. ARTICLE 19.00 – LANDSCAPING, LIGHTING AND SIDEWALKS  
Section 19.01 – Intent and Scope of Requirements  
Section 19.02 – General Landscaping Requirements  
Section 19.03 – Standards for Landscape Materials  
Section 19.04 – Installation and Maintenance  
Section 19.05 – Treatment of Existing Plant Material  
Section 19.06 – Modifications to Landscape Requirements  
Section 19.07 – Sidewalks  
Section 19.08 – Exterior Lighting

XX. ARTICLE 20.00 – ACCESS MANAGEMENT STANDARDS  
Section 20.01 – Statement of Purpose  
Section 20.02 – Application of Standards  
Section 20.03 – General Standards for Driveway Location

Section 20.04 – Standards for the Number of Driveways  
Section 20.05 – Driveway Spacing Standards  
Section 20.06 – Standards for Shared Driveways and Service Roads  
Section 20.07 – Driveway Design  
Section 20.08 – Nonconforming Driveways  
Section 20.09 – Modification of Standards for Special Situations

XXI. ARTICLE 21.00 – SIGNS  
Section 21.01 – Intent  
Section 21.02 – Definitions  
Section 21.03 – Permanent Signs: Permits and Enforcement  
Section 21.04 – Temporary Signs: Registration and Regulations  
Section 21.05 – General Provisions  
Section 21.06 – Sign Design Standards  
Section 21.07 – Residential District Signs  
Section 21.08 – Nonresidential District Signs

XXII. ARTICLE 22.00 – CONDOMINIUM DEVELOPMENT STANDARDS AND PROCEDURES  
Section 22.01 – Intent  
Section 22.02 – Standards  
Section 22.03 – Review Process for Site Condominiums

XXIII. ARTICLE 23.00 – OFF-STREET PARKING AND LOADING REQUIREMENTS  
Section 23.01 – Off-Street Parking Requirements  
Section 23.02 – Loading Space Requirements

XXIV. ARTICLE 24.00 – WIRELESS COMMUNICATION FACILITIES  
Section 24.01 – Purpose  
Section 24.02 – Application Materials  
Section 24.03 – Review Process  
Section 24.04 – Site Development Standards  
Section 24.05 – General Requirements  
Section 24.06 – Site Requirements by Situation of Use  
Section 24.07 – Criteria for Approval  
Section 24.08 – Existing Towers and Antennas  
Section 24.09 – Rescinding Approval of Wireless Communication Facilities  
Section 24.10 – Removal of Abandoned, Illegal and Obsolete Wireless Communications Facilities

XXV. ARTICLE 25.00 – PERFORMANCE STANDARDS  
Section 25.01 – Scope  
Section 25.02 – Procedure for Determination of Compliance  
Section 25.03 – Appeals  
Section 25.04 – Performance Standards

XXVI. ARTICLE 26.00 – NONCONFORMING USES AND STRUCTURES  
Section 26.01 – Nonconforming Uses  
Section 26.02 – Record of Nonconforming Uses  
Section 26.03 – Forfeiture of Right to Continue Nonconforming Use  
Section 26.04 – Classification of Nonconforming Uses  
Section 26.05 – Application Procedures for Classification of Nonconforming Uses  
Section 26.06 – Regulations Governing Class “A” Nonconforming Uses  
Section 26.07 – Regulations Governing Class “B” Nonconforming Uses  
Section 26.08 – Revocation of Classification Designation  
Section 26.09 – Change of Nonconforming Use  
Section 26.10 – Elimination of Nonconforming Uses  
Section 26.11 – Nonconforming Lots of Record  
Section 26.12 – Nonconforming Structures  
Section 26.13 – Nonconforming Uses of Land  
Section 26.14 – Nonconforming Uses of Structures  
Section 26.15 – Repairs and Maintenance  
Section 26.16 – District Boundary Changes  
Section 26.17 – Nonconforming Use of Manufactured Homes

XXVII. ARTICLE 27.00 – INTERPRETATIONS, SEVERABILITY, PENALTIES, AMENDMENTS, RIGHTS, REMEDIES, GENERAL RESPONSIBILITY, ENACTMENT AND EFFECTIVE DATE  
Section 27.01 – Interpretation  
Section 27.02 – Severability  
Section 27.03 – Violation and Penalty  
Section 27.04 – Amendments to This Ordinance  
Section 27.05 – Rights and Remedies  
Section 27.06 – General Responsibility  
Section 27.07 – Enactment and Effective Date

PLEASE TAKE FURTHER NOTICE that the Ordinance has been posted for adoption in the office of the Charter Township of Bangor Clerk, Bangor Township Administration Building, 180 State Park Drive, Bay City, Michigan, 48706, (Phone 989-684-8041), and on the Township website at [www.bangortownship.org/ordinances](http://www.bangortownship.org/ordinances).

Dated: January \_\_\_\_, 2025

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Dawn Bublitz, Clerk  
Charter Township of Bangor