

**MORTON**



**TOWNSHIP**

**ZONING**

**ORDINANCE**

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DATE SCHEDULE OF AMENDMENTS, RESOLUTIONS AND CORRECTIONS

- June 6, 1978 \_\_\_\_\_ ADOPTION by MORTON TOWNSHIP BOARD
- July 1, 1996 \_\_\_\_\_ Amended to include PUD as a Special Land Use
- July 8, 1997 \_\_\_\_\_ Amend ARTICLE II, Section 201, SPECIFIC TERMS  
Mobile Homes - Remove wording "American National Standard Institute"
- July 8, 1997 \_\_\_\_\_ Amended ARTICLE III, SECTION 301, a, 3  
To include the wordage "and chain like fences"
- September 9, 1997 \_\_\_\_\_ Amend ARTICLE VII, Section 713.3
- September 9, 1997 \_\_\_\_\_ and ARTICLE X, Section 10051  
Regarding Setbacks on non-conforming lots in Zoning Districts R-1, R-2 & R-3
- December 12, 2000 \_\_\_\_\_ Amendment 300 - Article 8 - To be under Article III - Section 301A  
Regarding Maximum Length of a Dock on a Public Lake -  
Adopted by Morton Township Board of Trustees - Public Hearing 12/05/2000  
Approved 12/12/2000  
Effective 01/12/2001
- January 12, 2001 \_\_\_\_\_ Ordinance No. 35 - Adopting Section 601  
To include water wells, their equipment & enclosures as exemptions
- January 12, 2001 \_\_\_\_\_ Ordinance No. 35 - Amending Section 713.1  
Amending the wording to include water wells in the placement regulations
- January 12, 2001 \_\_\_\_\_ Ordinance No. 35 - ARTICLE XII - Adoption & Publication
- August 14, 2001 \_\_\_\_\_ Resolution 011814 amending and adding definitions  
Amendment # 1 - Amending the definition of "Family Day Care Home"  
Amendment #2 - Include the definition of "Group Day Care Home"
- April 9, 2002 \_\_\_\_\_ Amend Definition of Special Land Use Permit  
Article II, Section 201 - Definitions - Specific Terms  
Article IV, Section 400 - Application of this Ordinance  
Article VII, Section 701, Paragraph 3 - DISTRICT R-1  
Section 702, Paragraph 3 - DISTRICT R-2  
Section 703, Paragraph 3 - DISTRICT R-3  
Section 704, Paragraph 3 - DISTRICT R-4  
Section 705, Paragraph 4 - DISTRICT C-1  
Section 706, Paragraph 4 - DISTRICT C-2  
Section 707, Paragraph 4 - DISTRICT C-3  
Section 708, Paragraph 4 - INDUSTRIAL DISTRICT 1  
Section 709, Paragraph 3 - AGRICULTURAL DISTRICT A-1  
Section 710, Paragraph 3 - AGRICULTURAL DISTRICT A-2
- June 25, 2002 \_\_\_\_\_ Sign Ordinance - Section 302 A  
Effective Date - June 25, 2002  
Approved by Planning & Zoning Commission - June 10, 2002  
Adopted by Township Board of Trustees - June 11, 2002  
Sent to Mecosta County Zoning Commission - May 23, 2002  
Summary published in Big Rapids *Pioneer* on - June 17, 2002  
Ordinance 28, Signs & Billboards - Repealed - June 11, 2002
- August 27, 2002 \_\_\_\_\_ Wireless Communication Facilities - Section 716  
Approved by Planning & Zoning Commission - July 18, 2002  
Adopted by Township Board of Trustees - August 13, 2002  
Sent to Mecosta County Zoning Commission - August 19, 2002

Summary published in Big Rapids *Pioneer* on August 19, 2002

February 11, 2004 \_\_\_\_\_ SECTION 1502 PROPOSED AMENDMENT - VARIANCE  
 Approved by Planning & Zoning Commission - December 18, 2003  
 Adopted by Township Board of Trustees - January 13, 2004  
 Sent to Mecosta County Zoning Commission - January 15, 2004  
 Summary published in Big Rapids *Pioneer* on January 20, 2004

August 11, 2004 \_\_\_\_\_ SECTION 804 PLANNED UNIT DEVELOPMENT - UPDATED  
 Approved by Planning & Zoning Commission - May 20, 2004  
 Adopted by Township Board of Trustees - July 13, 2004  
 Sent to Mecosta County Zoning Commission - July 15, 2004  
 Summary published in Big Rapids *Pioneer* on July 20, 2004

August 11, 2004 \_\_\_\_\_ SECTION 805 PUD DESIGN STANDARDS & GENERAL REGULATIONS  
 Approved by Planning & Zoning Commission - May 20, 2004  
 Adopted by Township Board of Trustees - July 13, 2004  
 Sent to Mecosta County Zoning Commission - July 15, 2004  
 Summary published in Big Rapids *Pioneer* on July 20, 2004

November 12, 2004 \_\_\_\_\_ SECTION 705.5 - Out door storage areas shall have a 6' high fence

November 12, 2004 \_\_\_\_\_ SECTION 806.1 - Required Planting Screens

January 08, 2005 \_\_\_\_\_ SECTION 1502 PROPOSED AMENDMENT - VARIANCE  
 (2nd Amendment to include definitions)  
 Approved by Planning & Zoning Commission - November 18, 2004  
 Adopted by Township Board of Trustees - December 14, 2004  
 Sent to Mecosta County Zoning Commission - December 16, 2004  
 Summary published in Big Rapids *Pioneer* on December 17, 2004

March 29, 2005 \_\_\_\_\_ SECTION 715 Building Standards and Facilities  
 Added new article 715.7 - Renumbered 7 - 9 as 8 - 10  
 Approved by Planning & Zoning Commission - February 17, 2005  
 Adopted by Township Board of Trustees - March 8, 2005  
 Sent to Mecosta County Zoning Commission - March 10, 2005  
 Summary published in Big Rapids *Pioneer* on March 14, 2005

September 13, 2005 \_\_\_\_\_ Made the following changes regarding Personal Storage Buildings in Residential Districts.

1. Under Article II - Definitions, Section 201-Specific  
 Add the definitions of a storage building for personal use and a mini-storage building.
2. Under Section 701, Districts R-1, R-2 and R-3  
 Add a provision that will allow the construction of a storage building for personal use on vacant property, in these districts with described guidelines.
3. Under Section 706, District C-2,  
 Remove "race tracks" as a permitted principal use.
4. Under Section 707, District C-3,  
 Add "race tracks" as a permitted principal use  
 Remove "gas stations" and "restaurants" as permitted principal use (Allowed in C-1).

Approved by Planning & Zoning Commission - August 18, 2005  
 Approved by Township Board of Trustees - September 13, 2005  
 Summary published in Big Rapids *Pioneer* on September 27, 2005

November 8, 2005 \_\_\_\_\_ Resolution R051108  
 A Resolution to Create a separate Zoning Board  
 Resolution adopted by Morton Township Board of Trustees ----- November 8, 2005  
 Effective Date ----- December 31, 2005

- November 8, 2005 \_\_\_\_\_ Resolution R051108A  
 A Resolution to rename the Morton Township Planning and Zoning Commission the  
 Morton Township Planning Commission  
 Resolution adopted by Morton Township Board of Trustees ----- November 8, 2005  
 Effective Date ----- December 31, 2005
- November 17, 2005 \_\_\_\_\_ Article XIII - Anti-Funneling Development  
 Ordinance Approved by the Planning & Zoning Commission ----- November 17, 2005  
 Ordinance Adopted by Morton Township Board of Trustees ----- December 7, 2005  
 Ordinance Summary published in Big Rapids Pioneer ----- December 19, 2005  
 Ordinance Effective ----- December 19, 2005
- November 17, 2005 \_\_\_\_\_ Article VII - Section 700A - Conditional Rezoning  
 Ordinance Approved by the Planning & Zoning Commission ----- November 17, 2005  
 Ordinance Adopted by Morton Township Board of Trustees ----- December 7, 2005  
 Ordinance Summary published in Big Rapids Pioneer ----- December 19, 2005  
 Ordinance Effective ----- December 19, 2005
- April 20, 2006 \_\_\_\_\_ Article VII - Section 701.2 Principal Uses for District R-1.  
 Ordinance Approved by the Zoning Board ----- April 20, 2006  
 Ordinance Adopted by the Morton Township Board of Trustees ----- May 9, 2006  
 Ordinance Change published in Big Rapids Pioneer ----- May 15, 2006  
 Ordinance Effective ----- May 15, 2006
- March 15, 2007 \_\_\_\_\_ Amended Article III – Section 301A Docks  
 Add #1 – Number of Docks Permitted; renumber Maximum Length of a Dock to #2  
 Approved by the Zoning Board ----- March 15, 2007  
 Adopted by the Morton Township Board of Trustees – Public Hearing ----- April 11, 2007  
 Sent to Mecosta County Zoning Commission ----- April 23, 2007  
 Summary published in the Big Rapids Pioneer ----- April 20, 2007  
 Effective Date ----- May 21, 2007
- March 15, 2007 \_\_\_\_\_ Article III – Section 303 Outdoor Solid Fuel Heating Devices  
 Ordinance Approved by the Zoning Board ----- March 15, 2007  
 Ordinance Adopted by the Morton Township Board of Trustees ----- April 11, 2007  
 Sent to Mecosta County Zoning Commission ----- April 23, 2007  
 Summary published in the Big Rapids Pioneer ----- April 20, 2007  
 Effective Date ----- May 21, 2007
- March 15, 2007 \_\_\_\_\_ Article III – Section 302A Signs - The following changes were made:
1. Under Section 302A – 1.C. Scope  
 Added a #1. to first paragraph, renumbered (1-6) to (A-F); added #2.
  2. Under #2. Definitions  
 Amended definition of “*Billboard or Off-Premise Advertising Sign*” as just a definition for  
 “Billboard”; remove “or Off-Premise Advertising Sign”; added following to definition “and  
 exceeds thirty-two (32) square feet of each sign face.”  
 Added definition for “Off-Premises Advertising Sign”
  3. Under #3. General Sign Provisions  
 Amended “I”; changed from “set back less than ten (10) feet to “set back less than thirty (30) feet”;  
 added to end of sentence “,except in commercial districts”.
  4. Under #4. Sign Prohibitions  
 Removed “G” and renumbered (H-J) to (G-I).
  5. Under #12. Commercial Districts “A”  
 Added #4.
  6. Under #13. C-1 Commercial District – removed “A” and renumbered (B-D) to (A-C).
  7. Under #14. C-2 Commercial District, B. Freestanding Signs  
 Amended #3., changed “twenty-five (25) feet from any property line” to “thirty (30) feet from the  
 public right-of-way”

- Amended #4., removed “from the grade”, added “measured from the road grade level at the point of the road grade closest to the sign structure.”
- 8. Under #15. C-3 Commercial District, B. Freestanding Signs
  - Amended #3., changed from “twelve (12) feet from any property line” to “thirty (30) feet away from any public right-of-way.”
  - Amended #4., changed “Signs” to “The sign”; removed “from the grade” and added “measured from the road grade level at the point of the road grade closest to the sign structure.”
- 9. Under #16. I-I Industrial Districts, D. Freestanding Signs
  - Amended #3., changed “twenty-five (25) feet from any property line” to “thirty (30) feet from the road right-of-way.”
  - Amended #4., changed “not exceed ten (ten) feet in height” to “be no higher than ten (10) feet measured from the road grade level at the point of the road grade closet to the sign structure.”
- 10. Under #18, Billboards and Off-Premises Advertising Signs, Requirements, B.
  - Amended #1., removed “are not appropriate in the various” and replaced with “are not permitted in the”; removed (2-6, 11).
  - Added #2., renumbered (7-9) to (3-5); amended #3. - #5., removed the wording “billboards or”
  - Renumbered #10. as #6; amended by removing the word “billboards” and replaced with “off-premises signs”
- 11. Under #18, Billboards and Off-Premises Advertising Signs, Requirements,
  - Removed “C”; amended “D” and renumbered as “C”; removed the wording “billboard or” from the first sentence and changed “fifty (50) feet from the front yard property line and fifty (50) feet” to read as “thirty (30) feet from the public right-of-way or front yard property line and thirty (30) feet”; changed “farthest protruding potion of the billboard or off-premises advertising sign to the closed point of the property line.” to read as “ point on the sign nearest to the lot line of the off-premises advertising sign.”; changed “natural grade level on the ground surface under the billboard or off-premises advertising sign structure, and be no higher than thirty (30) feet.” to read as “road grade level at the point of the road grade level closest to the off-premises advertising sign up to the highest part of the off-premises advertising sign structure, and be no higher than twenty-five (25) feet.”
  - Amended “E” and renumbered as “D”; removed the words “billboard or” from the first sentence; removed the word “billboards” in the second sentence and replaced with “off-premises signs”; removed the last sentence “A new billboard or off-premises advertising sign may be closer than one thousand (1,000) feet to a billboard that was lawfully erected prior to the effective date of this ordinance if the prior billboard sign face(s) have less than one hundred fifty (150) square feet of area.”
  - Amended “F” and renumbered as “E”; removed the word “billboard” and the last part of the sentence which read “and shall not have more than two (2) sign faces.
  - Removed “G”; moved “H” to under “F” as (1).
  - Amended “I” and renumbered as “F”; removed the words “Billboards and”
  - Under “F”; renumbered #1. as #2., and removed the words “Billboards and”
  - Renumbered (2-4) as (3-5).
  - Renumbered “J” as “G”; under “G” removed “a billboard or” and added “an”
  - Removed “K” & “I”; added “H” and “I”; removed “M. Billboards or” and renumbered as “J”
  - Renumbered “N” as “K” and amended “K”.
- 12. Added #20. Section A. Validity and Serverability. and Section B. Repealer Clause.
- 13. Removed statement “Ordinance No. 28, SIGNS and BILLBOARDS, IS REPEALED.

Approved by the Zoning Board -----	March 15, 2007
Adopted by the Morton Township Board of Trustees – Public Hearing -----	April 11, 2007
Sent to Mecosta County Zoning Commission -----	April 23, 2007
Summary published in the Big Rapids Pioneer -----	April 20, 2007
Effective Date -----	May 21, 2007

October 10, 2007 _____ Article II – Definitions, Dwelling	
Amend definition of Dwelling, first paragraph only.	
Approved by the Zoning Board – Public Hearing -----	September 18, 2007
Adopted by the Morton Township Board of Trustees -----	October 10, 2007
Summary published in the Big Rapids Pioneer -----	December 11, 2007
Effective Date -----	December 11, 2007

November 14, 2007 _____ Article VII – Establishment of Districts, Section 702 District 2	
Amended to allow storage buildings 120 feet or less.	
Approved by the Zoning Board -----	October 18, 2007
Adopted by the Morton Township Board of Trustees -----	November 14, 2007
Summary published in the Big Rapids Pioneer -----	December 11, 2007
Effective Date -----	December 11, 2007
November 14, 2007 _____ Article VII – Establishment of Districts, Section 703 District 3	
Amended to allow storage buildings 120 feet or less.	
Approved by the Zoning Board -----	October 18, 2007
Adopted by the Morton Township Board of Trustees -----	November 14, 2007
Summary published in the Big Rapids Pioneer -----	December 11, 2007
Effective Date -----	December 11, 2007
August 13, 2008 _____ Resolution to Establish a Planning Commission with Zoning Authority	
Adopted by the Morton Township Board of Trustees -----	August 13, 2008
Published in the Big Rapids Pioneer -----	August 20, 2008
Effective Date -----	October 20, 2008
<i>(all reference to Zoning Board in Zoning Ordinance changed to Planning Commission)</i>	
August 21, 2008 _____ Article VII – Establishment of Districts, Section 705 District C-1	
Amend #2 by removing “and gasoline service stations”.	
Approved by the Planning Commission – Public Hearing -----	August 21, 2008
Adopted by the Morton Township Board of Trustees -----	December 10, 2008
Summary published in the Big Rapids Pioneer -----	December 18, 2008
Effective Date -----	December 10, 2008
August 21, 2008 _____ Article VII – Establishment of Districts, Section 706 District C-2	
Amend #2 by adding gasoline service stations and removing offices.	
Approved by the Planning Commission – Public Hearing -----	August 21, 2008
Adopted by the Morton Township Board of Trustees -----	December 10, 2008
Summary published in the Big Rapids Pioneer -----	December 18, 2008
Effective Date -----	December 10, 2008
October 16, 2008 _____ Article III – Section 804, Planned Unit Development (PUD)	
Amended application requirements in #3 & #7	
Approved by the Planning Commission – Public Hearing -----	October 16, 2008
Adopted by the Morton Township Board of Trustees -----	November 12, 2008
Summary in the Big Rapids Pioneer -----	November 21, 2008
Effective Date -----	November 12, 2008
October 16, 2008 _____ Article II – Definitions, Planned Unit Development (PUD)	
Addition of definition of a Planned Unit Development (PUD)	
Approved by the Planning Commission – Public Hearing-----	October 16, 2008
Adopted by the Morton Township Board of Trustees -----	December 10, 2008
Summary published in the Big Rapids Pioneer -----	December 18, 2008
Effective Date -----	December 10, 2008
December 18, 2008 _____ Article VII – Off-Street Parking Requirements	
Ordinance revision for requirements	
Approved by the Planning Commission – Public Hearing-----	December 18, 2008
Adopted by the Morton Township Board of Trustees -----	January 20, 2009
Summary published in the Big Rapids Pioneer -----	February 3, 2009
Effective Date -----	January 20, 2009