
Zoning Ordinance

Planning Commission Public Hearing: October 27, 2004

Adopted: December 13, 2004

Effective: January 1, 2005

As Amended Through: April 14, 2014

**Billings Township,
Gladwin County, Michigan**

ACKNOWLEDGMENTS

Township Board

Larry Grell, Supervisor
Daniel Zunich, Clerk
Larry Nelson, Treasurer
Brian Johnson, Trustee
Carl Malott, Trustee

Planning Commission

Bill Van Patten, Chair
Larry Nelson, Township Board Representative
Phil Fusco
Melissa Austin
Willie Thurston

Consultant

Building Place – Rodney C. Nanney, AICP
Ypsilanti, Michigan

ZONING ORDINANCE HISTORY

Planning Commission Public Hearing: October 27, 2004

Adopted: December 13, 2004

Effective: January 1, 2005

Amendments

The following sections of the Ordinance have been amended since January 2005:

As amended: January, 2007:

Section 1.01 Intent and Purpose.
Section 1.04 Enabling Authority.
Section 2.102 Zoning Map.
Section 6.202 Open Space Preservation Option.
Section 11.01 Wireless Communication Facilities.
Section 11.02 Wind Turbines.
Section 11.03 Private Roads.
Article 12 Procedures and Standards
Section 14.01 Intent.
Section 14.08 PUD Review Procedures.
Section 16.10 Cessation of Nonconformities by Township Action.
Section 17.01 Authority.
Section 17.03 Rules of Procedure.
Section 17.08 Variances.
Section 18.02 Definitions
Section 19.03 Adoption.
Section 19.04 Effective Date.

As amended: March, 2008:

Article 3 Land Use Table
Section 4.204 Permitted Yard Encroachments.
Section 4.302 Area and Yard Regulations
Section 5.204 Home Occupations.
Section 5.210 Single-Family and Two-Family Dwellings, Detached.
Section 5.707 Temporary Uses.
Section 6.203 Protection of Wetlands and Bodies of Water.
Section 11.04 Temporary Living Quarters.
Section 18.02 Definitions.

As amended: November, 2008:

Section 12.03 Public Hearing Procedures
Section 17.03 Rules of Procedure.

As amended: October, 2009:

Articles 2-6, 12, 16, and 18

As amended: November, 2010:

Article 3 Land Use Table

As amended: April, 2011:

Section 5.210 Single-Family and Two-Family Dwellings, Detached.
Section 6.101 Accessory Structures.
Section 6.207 Outhouses, Privies, and Outside Toilets.
Section 11.04 Temporary Living Quarters.
Section 18.02 Definitions.

As amended: July, 2011:

Section 11.01 Wireless Communication Facilities

As amended: February, 2013:

Section 4.201 Front Yards
Section 6.102 Fences
Section 11.03 Private Roads
Section 11.04 Temporary Living Quarters

As amended: April, 2014:

Article 3 Land Use Table
Section 4.204 Permitted Yard Encroachments
Section 5.709 Volatile Bio-Fuel Production
Section 5.710 Medical Marijuana Caregiver
Section 11.01 Wireless Communication Facilities
Section 18.02 Definitions