

**ORONOKO CHARTER TOWNSHIP  
BERRIEN COUNTY, MICHIGAN**

**ORDINANCE NO. 91**

AN ORDINANCE TO AMEND THE ORONOKO CHARTER TOWNSHIP ZONING ORDINANCE; TO AMEND SECTION 2.03 TO ADD NEW DEFINITIONS FOR ‘RESORT’ AND ‘GUEST UNIT’; TO AMEND THE TABLE OF USES IN SECTION 5.06 TO INCLUDE A NEW ROW PERTAINING TO RESORTS; TO AMEND SECTION 5.06 TO INCLUDE A NEW SPECIAL LAND USE CALLED ‘RESORT’; TO AMEND SECTION 6.06 TO INCLUDE A NEW SPECIAL LAND USE CALLED ‘RESORT’; TO AMEND SECTION 16.05 TO INCLUDE A NEW PARKING REQUIREMENT FOR RESORTS; TO AMEND SECTION 17.07(A)(1) TO INCLUDE RESORTS; TO AMEND SECTION 17.07(B)(1) TO INCLUDE RESORTS; AND TO AMEND ARTICLE 18 TO INCLUDE A NEW SECTION 18.35 PERTAINING TO RESORTS.

ORONOKO CHARTER TOWNSHIP, BERRIEN COUNTY, MICHIGAN ORDAINS:

**Section 1. Amendment of Section 2.03.** Section 2.03 is amended to include the following definition, in alphabetical order:

**Resort:** A permanent building or group of permanent buildings, other than a boarding house, hotel, motel or campground, containing overnight accommodations for transient guests with a large portion of the site devoted to recreational activities, such as tennis, horseback riding, swimming, or similar activities.

**Guest Unit:** An en-suite which shall consist of one or more bedrooms.

**Section 2. Amendment of Section 5.06.** The Table of Uses in Section 5.06 is amended such that the following row is inserted in alphabetical order:

Use	AR	E-1	R-1	R-2	R-3	B	U-C	M
Resort	S	S						

**Section 3. Amendment of Section 6.03.** Section 6.03 is amended such that the following land use is added in alphabetical order:

- Resort

**Section 4. Amendment of Section 7.03.** Section 7.03 is amended such that the following land use is added in alphabetical order:

- Resort

**Section 5. Amendment of Section 16.05.** The schedule of parking requirements of Section 16.05 is amended such that the following row is inserted in alphabetical order under the heading “Retail/Service Uses”:

Use	Minimum Parking Requirement
Resort	1.5 spaces per guest room, or as demonstrated by the applicant, plus one per each employee working on the largest shift.

**Section 6. Amendment of Section 17.07(A)(1).** Section 17.07(A)(1) is amended to read as follows:

1. For wineries/breweries, educational facilities, golf courses, places of public assembly (large and small), animal or veterinary clinics, medical or dental clinics, clubs or lodges, multiple family dwellings, funeral homes or mortuaries and resorts:

Type	Maximum Number	Maximum Sign Area	Illumination Permitted	Electronic Sign Permitted
Ground	1 per frontage	16 square feet	No	No
Wall	1 per frontage	32 square feet	No	No

**Section 7. Amendment of Section 17.07(B)(1).** Section 17.07(B)(1) is amended to read as follows:

1. For bed and breakfasts, greenhouses, roadside stands, breweries/wineries, farm product processing facilities, golf courses, home occupations (major), junk yards, places of public assembly (large and small), recreational facilities and resorts:

Type	Maximum Number	Maximum Sign Area	Illumination Permitted	Electronic Sign Permitted
Ground	1 per frontage	16 square feet	No	No
Wall	1 per frontage	32 square feet	No	No

**Section 8. Amendment of Article 18.** Article 18 is amended to include a new Section 18.35 which reads as follows:

**SECTION 18.35 RESORTS.**

A. Resorts shall be subject to the following requirements. In instances where the provisions of this section and another section of this Ordinance conflict, the provisions of this section shall control:

1. Site Design Requirements:

- a. All points of entrance and exit for motor vehicles shall be located at least two hundred (200) feet from the intersection of any two (2) streets or highways.
- b. Resorts shall be located on a lot of ten (10) acres or more.
- c. The total number of bed rooms shall not exceed three (3) bedrooms per acre.
- d. Whenever the site abuts property within any residential district with an existing residential dwelling, a transition strip at least two hundred (200) feet in width shall be provided between all operations or structures and the dwelling. The type of transition strip may include but are not limited to; plantings, trees, natural vegetation, berms or fences. The Planning Commission may wave transition strips if the adjacent property is undeveloped. If transition strips are required the side and or rear setbacks from a currently existing neighboring home may be subtracted, by the Planning Commission, from the required two hundred (200) feet. If transition strips are required, all types of plantings must be approved by the Planning Commission.
- e. All buildings including guest units and accessory buildings such as maintenance facilities or storage, shall meet all required setbacks for the district in which it is located.
- f. Storage for operational equipment or supplies must be located in accessory buildings or structures.
- g. A minimum of one hundred (100) feet of front yard setback, excluding landscaping, must be maintained at the site entrance.
- h. The Planning Commission may require that driveways and parking areas consist of a dustless hard surface depending on the anticipated level of use, and must meet the standards for ingress and egress of emergency equipment as determined by the BSOT Fire Department.
- i. Resorts shall be situated to minimize adverse impacts, such as noise, odors, dust, fumes or vibrations, upon neighboring properties.

2. Lot and Building Requirements.

- a. Guest units shall not exceed a gross area of two thousand (2,000) square feet.
  - b. In no case shall single-wide mobile/manufactured homes be used for any purpose within a resort. The Planning Commission may consider innovative designs for guest units such as tiny houses, premanufactured cottages, or similar designs. In all cases, guest units shall conform to Section 3.16 (D) (3, 4, 5 and 6).
  - c. Separate cooking or kitchen facilities shall not be permitted in guest units or cabins. Kitchenettes consisting of a microwave, sink and refrigerator are not considered kitchen facilities.
  - d. Management headquarters, recreational facilities, and other structures or uses customarily incidental to resorts are permitted as long as such facilities are of adequate size as to accommodate the maximum site capacity.
  - e. All guest units and/or buildings, including management headquarters shall be connected to potable water and septic systems subject to review and approval by the Berrien County Health Department.
  - f. Resorts may be connected to a common septic system and drain field, subject to review and approval by the Berrien County Health Department.
  - g. Camping in tents, RVs or other non-permanent buildings, structures or recreational vehicles shall be prohibited.
3. The Planning Commission may establish quiet hours for a resort.
4. A Planning Commission may establish conditions pertaining to events held at a resort.
5. The BSOT Fire Department shall review site plans for a proposed resort to ensure that adequate access is provided for emergency vehicles.
6. Signage shall comply with Article XVII and be subject to the requirements for the district in which the facility is located.
7. Resorts shall at all times comply with applicable Township, County, State and Federal codes, ordinances, requirements and regulations.

**Section 9. Severability and Captions.** This Ordinance and the various parts, sections, subsections, sentences, phrases and clauses thereof are hereby declared severable. If any part, section, subsection, sentence, phrase or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. The captions included at the beginning of each Section are for convenience only and shall not be considered a part of this Ordinance.

**Section 10. Repeal.** Any existing ordinance or resolution that is inconsistent or conflicts with this Ordinance is hereby repealed to the extent of any such conflict or inconsistency.

**Section 11. Effective Date.** This Ordinance is ordered to take effect seven (7) days following publication of adoption in the Journal Era, a newspaper having general circulation in the Township, under the provisions of 2006 Public Act 110, except as may be extended under the provisions of such Act.

**MOTION TO ADOPT ORDINANCE:**

Proposed by Board member: Treasurer Lawrence Schalk

Supported by Board member: Trustee Robert Palmer

**Roll Call:**

Ayes: Trustee Richard Albers, Trustee Marc Kerlikowske, Trustee Robert Palmer, Treasurer Lawrence Schalk, Trustee Don Damron, Clerk Suzanne Renton, Supervisor Mike Hildebrand.

Nays: None.

Abstain: None.

Absent: None.

**ORDINANCE DECLARED ENACTED:**

The foregoing Ordinance was enacted by the Oronoko Charter Township Board of Trustees, Berrien County, State of Michigan on the 15th day of February 2017 and approved by its Supervisor and Clerk on said date.

ORONOKO CHARTER TOWNSHIP

By: \_\_\_\_\_  
Michael Hildebrand, Supervisor

and

By: \_\_\_\_\_  
Suzanne Renton, Clerk

Public Hearing: January 3, 2017  
First Reading: January 10, 2017  
Second Reading: February 15, 2017  
Publication of Notice: February 22, 2017