

**VILLAGE OF GRAND BEACH  
COUNTY OF BERRIEN  
STATE OF MICHIGAN**

**ORDINANCE 2012-83  
Effective October 9, 2012**

An Ordinance to amend the provisions of Ordinance No. 2010-80, the Zoning Ordinance of the Village of Grand Beach.

**THE VILLAGE OF GRAND BEACH ORDAINS:**

**Section 1.** Section 2.02 of the Zoning Ordinance of the Village of Grand Beach, Definitions, “Practical Difficulties” is hereby amended to read as follows:

Practical Difficulties – Shall mean those dimensional zoning requirements which cannot be met by an existing lot or parcel because of its unique or unusual shape and size due to its narrowness, shallowness, irregular shape, or natural or existing characteristics and such lots or parcels are different in the sense of these characteristics from other typical lots located in the same district.

**Section 2.** Section 2.02, Definitions, “Use, Temporary” of the Zoning Ordinance of the Village of Grand Beach is hereby amended to read as follows:

Use, Temporary – A use, activity, building, dumpster, pod, construction vehicle or construction trailer that may be permitted to exist during period of construction of the main building or use, or for special temporary or transient events.

**Section 3.** Section 4.06, Dimensional Requirements, Section F of the Zoning Ordinance of the Village of Grand Beach is hereby amended to read as follows:

F. Height Limitations: Maximum of thirty-five (35) feet for residential structures; a maximum of seventy-five (75%) percent of principal structure for all residential related accessory structures. An exception to this requirement shall be granted for accessory structures serving as garages for vehicle storage for single-story residences. In these instances, the accessory garage structure may be the same height of the principal structure up to a maximum height of the garage of 15 feet.

**Section 4.** Section 5.06, Dimensional Requirements, Section F of the Zoning Ordinance of the Village of Grand Beach is hereby amended to read as follows:

F. Height Limitations: Maximum of thirty-five (35) feet for residential structures; a maximum of seventy-five (75%) percent of principal structure for all residential related accessory structures. An exception to this requirement shall be granted for accessory structures serving as garages for vehicle storage for single-story residences. In these instances, the accessory garage structure may be the same height of the principal structure up to a maximum height of the garage of 15 feet.

**Section 5.** Section 6.06, Dimensional Requirements, Section F of the Zoning Ordinance of the

Village of Grand Beach is hereby amended to read as follows:

F. Height Limitations: Maximum of thirty (30) feet for all residential structures; a maximum of seventy-five (75%) percent of principal structure for all residential related accessory structures. An exception to this requirement shall be granted for accessory structures serving as garages for vehicle storage for single-story residences. In these instances, the accessory garage structure may be the same height of the principal structure up to a maximum height of the garage of 15 feet.

**Section 6.** Section 11.04, Signs in the Residential Districts, Section C of the Zoning Ordinance of the Village of Grand Beach is hereby amended to read as follows:

C. One (1) temporary, unlighted window sign not to exceed six (6) square feet advertising the construction, lease or sale of the premises on which it is maintained provided said sign shall be removed upon issuance of occupancy certificate, or closing. One (1) temporary unlighted real estate sign not to exceed six (6) square feet may be located on premises being constructed or offered for sale provided clear vision corners are maintained and provided said sign shall be removed upon issuance of occupancy certificate or closing.

**Section 7.** Section 14.04, Nonconforming Structures of the Zoning Ordinance of the Village of Grand Beach is hereby amended to read as follows:

A. No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity.

B. Should the structure be destroyed by any means – on purpose or by act of God – it may be reconstructed provided there is no increase in the footprint of the original structure. For purposes of this paragraph, “footprint of the original structure” shall be limited to the structure’s foundation and shall not include roof eaves, cantilevers, decks, or other attached projections. All other zoning requirements in the zoning district must be met.

C. Should the structure be moved for any reason for any distance whatsoever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

D. Whenever a nonconforming structure has been destroyed or damaged and remains uninhabitable for one (1) year, such shall be considered conclusive evidence of an intention to abandon legally the nonconforming structure. Any future use or occupancy shall be in conformity with the provisions of this Ordinance.

**Section 8.** Section 16.07, Variances, Section A(4) of the Zoning Ordinance of the Village of Grand Beach is hereby amended to read as follows:

That nonconforming use of other land, structures, or buildings in the same zoning district, and permitted uses of land, structures or buildings in other zoning districts, shall not be considered grounds for the issuance of a variance.

**ORDINANCE DECLARED ADOPTED.**

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JAMES BRACEWELL, Village President

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MARY ROBERTSON, Clerk

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Village of Grand Beach, County of Berrien, State of Michigan, at a Regular Meeting, held on the 19th day of September, 2012, and that said Meeting was conducted and public notice of said meeting was given, pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, and that the Minutes of said meeting were kept and will be or have been made available as required by said Act.

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MARY ROBERTSON, Clerk