

Village of Lake Isabella

1010 Clubhouse Drive
Lake Isabella, MI, 48893
989-644-8654

ORDINANCE 2017 – 03

LAKE ISABELLA GOLF ESTATES #2 CHALET OVERLAY DISTRICT

The Village of Lake Isabella hereby ordains:

SECTION 1 PURPOSE

The purpose of this Ordinance is to amend the zoning code by creating Chapter 1258 of the Zoning Code titled “Chalet Overlay District.” The Chalet Overlay District is hereby established to accommodate the development of detached single-family dwellings in an area of the Village where the combination of small lot sizes and challenging conditions which impact the development of on-site wells and septic systems exist. The intent of the Chalet Overlay District is to allow for future residential development which enhances the character of the existing neighborhood by allowing future development of homes that preserve the quality of life presently enjoyed in the area by lessening the impact of new homes on existing vistas of the lake. By allowing smaller homes to be built, it is also the goal of this district to provide greater flexibility for property owners to develop on-site well and septic systems within the limited space available to them, and do so in manner that is not injurious to development on adjacent parcels. This overlay district shall only apply to the Site Development Standards and Setbacks for lots in the under lying LR-1 zoning district. The Permitted and Special Land Uses of the underlying LR-1 Zoning District are not replaced or superseded by this Overlay District.

SECTION 2 CHALET OVERLAY DISTRICT CREATED

Chapter 1258 of the Codified Ordinances of the Village of Lake Isabella is hereby created and is to read as shown in the attached **EXHIBIT A**.

SECTION 3 SEVERABILITY

If any section, subsection, paragraph, sentence, clause, or portion of this Ordinance is found for any reason to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4 ORDINANCES REPEALED

All ordinances and/or parts of ordinances inconsistent with this Ordinance are hereby repealed.

SECTION 5 EFFECTIVE DATE

This Ordinance shall take effect and be in force upon the expiration of 7 days of the date when the notice of adoption for this Ordinance is published in a newspaper of general circulation in the Village of Lake Isabella. This Ordinance and attached document shall be codified, edited for typos and grammatical errors, and enumerated in accordance with the codification procedure of the Village of Lake Isabella.

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We, the undersigned, President and Clerk of the Village of Lake Isabella, Isabella County, State of Michigan, do hereby certify that the above and foregoing Ordinance, known as Ordinance #2017-03 **“LAKE ISABELLA GOLF ESTATES #2 CHALET OVERLAY DISTRICT”** of the Village of Lake Isabella was adopted in the following manner with at least seven days elapsing between the publication of the public hearing for the Ordinance and the enactment by the Village Council at regular or special meeting of the Lake Isabella Council, offered by councilmember _____, and seconded by councilmember _____. Originally introduced by councilmember _____.

Planning Commission Introduction	August 8, 2017
Planning Commission Public Hearing	September 12, 2017
Planning Commission Recommendation →	October 10, 2017
Village Council Introduction	
Village Council Public Hearing	
Village Council Enactment	

The vote on this Ordinance was taken by roll-call with the “yeas” and “nays” recorded as such.

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Dated at Lake Isabella, Michigan, this _____ day of _____, 2017.

Village Council President
Dave Torgerson

Village Clerk
Jeffrey P. Grey

Exhibit A

Village of Lake Isabella - Codified Ordinances

Article XII – Planning & Zoning

Chapter 1258 – Chalet Overlay District

Adopted on _____, 2017 via Ordinance 2014-03

Chapter 1258.01	Purpose
Chapter 1258.03	Overlay District Boundaries
Chapter 1258.05	Site Development Standards

1258.01 Purpose

The Chalet Overlay District is hereby established to accommodate the development of detached single-family dwellings in an area of the Village where the combination of small lot sizes and challenging conditions which impact the development of on-site wells and septic systems exist. The intent of the Chalet Overlay District is to allow for future residential development which enhances the character of the existing neighborhood by allowing future development of homes that preserve the quality of life presently enjoyed in the area by lessening the impact of new homes on existing vistas of the lake. By allowing smaller homes to be built, it is also the goal of this district to provide greater flexibility for property owners to develop on-site well and septic systems within the limited space available to them, and do so in manner that is not injurious to development on adjacent parcels. Parcels that develop under the lessened site requirements of this Overlay District are not eligible for an additional front/street year setback reduction as would otherwise be allowed in Section 1212.17 of the Codified Ordinances of the Village of Lake Isabella. This overlay district shall only apply to the listed specific Site Development Standards and Setbacks for lots in the underlying LR-1 zoning district. The Permitted and Special Land Uses of the underlying LR-1 Zoning District are not replaced or superseded by this Overlay District.

1258.03 Overlay District Boundaries

The Chalet Overlay District shall be comprised of lots 490 through 547 in the recorded plat of Lake Isabella Golf Estates #2. Parcels in the Overlay District consisting of a single lot, as originally platted, are eligible to utilize the modified Site Development Standards of contained in Section 1258.05.

Exhibit A

1258.05 Site Development Standards

The Site Development Standards below are intended to replace only areas applicable to the LR-1 zoning district which are in conflict with these standards. All other standards and regulations applicable in the LR-1 zoning district remain in place and in effect. Detached single-family dwellings built under the standards of this overlay district shall comply with the following size and placement standards:

Condition		Requirement
1.	Minimum Ground Floor Dwelling Area & Minimum Total Dwelling Area	1,000 square feet
2.	Minimum Required Garage	Option of either: A. 288 square feet if attached B. 484 square feet if detached
3.	Minimum Street Yard Setback	20 feet, except along Clubhouse Drive which shall be 25 feet.
4.	Maximum Height	2 stories.
5.	Additional Design Requirements	A. Vertical planes of two stories shall be broken up so that the façade is interrupted in some manner, the use of only a band-board does not satisfy this requirement. B. Porches are encouraged on street frontages to promote interaction between the resident and the neighborhood. C. Second floor balconies and roof decks shall be modest in size as to not promote multiple person gatherings, to that extent they shall be limited in size so as not to exceed a size equal to 12% of the ground floor dwelling area. D. Exterior lighting shall be directed downward with their light source shielded. E. Windows facing adjacent properties shall be located and/or designed to avoid direct

Exhibit A

		<p>alignment with windows on adjacent properties.</p> <p>F. A minimum of twelve square feet (12') of window opening is required on the ground floor for walls facing side yards.¹</p> <p>G. A minimum of thirty-six square feet (36') of window opening is required on the ground floor for walls facing a street or waterfront.¹</p>
<p style="text-align: center;">Footnotes</p> <p>1. The requirements of F & G may not be met by counting window area in any door.</p>		